



Borough of Mountainside  
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD**

**Regular Meeting Minutes  
April 23, 2024**

The regular meeting was called to order at 7:30 pm. Board members and members of the public saluted the American flag.

Notice of this meeting has been given pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq. Notice has been posted on the Borough website, at Borough hall, and has been given to *The Courier News*, *The Star Ledger*, *The Westfield Leader*, and *The Local Source*. The following is the agenda to the extent known:

ROLL CALL

Mike Disko, P.E.

John Tomaine

Steve Matlin - Absent

Mayor Mirabelli - Absent

Councilman Matejek - Absent

Ted Zawislak

Todd Garran

Thomas Jakositz

Karen Dillon

Victor Kostin, Alt. #1 - Absent

Mark Gioioso, Alt. #2

Vincent K. Loughlin, Esq.,

John T. Chadwick, IV, PP - Absent

Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Mr. Jakositz and all in favor, the Regular Meeting Minutes for March 26, 2024, were adopted.

**\*\*PLANNING BOARD\*\***

CASE NO.: 24-07, MONTEIRO

360 Central Ave.

BK: 5.03 L: 19

ZONE: R2

SUMMARY: Import clean fill material to fill in low area in backyard. Approx. 3,456 cubic feet – 128 cubic yards.

Helia Santos-Monteiro of 348 Central Avenue was sworn in to testify. Ms. Santos-Monteiro gave an opening statement and synopsis of the request. The ask is a permit for the fill and an exception to keep the fill that was previously brought in. Applicant is asking for an exception to keep the dirt since it has since been verified that it is clean fill.

Mr. Shaw from A & S Consultants, not in attendance, sent in a letter dated the beginning of January 2023 certifying the soils were tested and are clean. Said letter was entered into the record.

Mr. Disko summarized the letter and advised that the conclusion by the consultant is that the soil samples meet the New Jersey residential standard.

Chairman Tomaine opened the floor to the public for questions to this witness.

Edward Dec, having a business address of 131 N. Michigan Avenue, Kenilworth, NJ was sworn in as a witness as a consulting engineer. Mr. Dec described the property and grades.

Exhibits B1 & B2 - Engineers photos entered into the record.

Chairman Tomaine opened the floor to the public for questions to this witness.

Chairman Tomaine asked for clarification on the process of the chain of custody of the soil sample. Mr. Disko advised that he is satisfied with the documentation regarding the chain of custody of the sample.

On a motion by Mr. Zawislak, seconded by Ms. Dillon the Board approved the application with conditions based on the following roll call:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Jakositz,  
Ms. Dillon, Mr. Gioioso

Nays:

Not Eligible:

Abstain:

Absent: Mr. Matlin, Mr. Kostin

CASE NO.: 24-06, FORGE SIGN WORKS

1115 Globe Ave.

BK: 23 L: 8.07

ZONE: LI ZONING REVIEW: 6192

SUMMARY: Applicant seeks approval for (1) 4' sign whereas 3' is permitted and (2) additional signs.

Adjourned until the next meeting as applicant was a no show. Mr. Loughlin to send letter to appear at the next meeting or remove the application.

**\*\*BOARD OF ADJUSTMENT\*\***

CASE NO.: 24-08, SILVA

339 Short Drive

BK: 5.03 L: 9

ZONE: R2 ZONING REVIEW: 6427

SUMMARY: Applicant is seeking a variance for lot coverage of 34.2% whereas 30% is permitted to construct a rear yard pool.

Steven Hehl, Esq. representing the applicant. Mr. Hehl gave an opening statement and overview of the application. Mr. Hehl advised that the size of the pool and patio sizes have been reduced from the original plan.

Manuel Silva, applicant and Selma Xavier, family member was sworn in to testify.

Mr. Silva is seeking to install a pool so it can be a heated pool for her rehabilitation due to an accident. An infiltration trench is planned to be installed and he has no issue with any conditions the board may need to place on the approval.

Mr. Disko reviewed the infiltration trench plans and advised it is acceptable.

Nicholas Graviano having a business address of 101 Crawfords Corner, Holmdel, NJ was sworn in to testify. He gave his credentials and was accepted as planner.

Mr. Graviano entered Exhibit A-1 property and neighborhood photos prepared by himself into the record.

Mr. Graviano gave an overview of the relief the applicant is seeking as a C variance for lot coverage.

Mr. Hehl gave a summation and concluded the testimony.

Chairman Tomaine opened the floor for public comment/question.

On a motion by Mr. Zawislak, seconded by Mr. Gioioso the Board approved the application with conditions based on the following roll call:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Jakositz,  
Ms. Dillon and Mr. Gioioso

Nays:

Not Eligible:

Abstain:

Absent: Mr. Matlin, Mr. Kostin

After all case had concluded, Mr. Disko advised the Board of the sudden loss of Councilman Matejek' s wife. Ms. Dillon spoke about Mrs. Matejek. Condolences to the Matejek family.

Mr. Garran bought up reviewing all fencing guidelines/aesthetics. He is suggesting that the Board seriously review new guidelines similar to surrounding towns. Board discussion ensued.

The Board to come up with specifics and guidance to send to Mr. Chadwick for his assistance.

ADJOURN: The Board unanimously voted to adjourn the meeting at 8:55 pm.

Next meeting is May 28, 2024

Respectfully Submitted,



Kristine Moran, Recording Secretary