

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
JOHN TOMAINE, CHAIRMAN**

Regular Meeting
April 26, 2022

OFFICIAL MINUTES
Adopted 5/24/22

Chairman Tomaine called the regular meeting to order at 7:30 pm. He then led the flag salute to the American flag and board members identified themselves for the record.

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

ROLL CALL

Mike Disko, P.E. (absent)	Thomas Jakositz
John Tomaine, Chairman	Karen Dillon
Ted Zawislak, Vice-Chairman	Victor Kostin, Alt. #1
Mayor Mirabelli (absent)	Mark Gioioso, Alt. #2
Councilman Matejek (absent)	Vince Loughlin, Esq.,
Ted Zawislak	Theresa Snyder, Board Clerk
Todd Garran (absent)	
Steve Matlin	

OATH OF OFFICE

Victor Kostin took the oath of office.

MINUTES

On motion by Mr. Zawislak, seconded by Ms. Dillon, the Regular Meeting Minutes, March 22, 2022, were adopted based on the following roll call vote:

Roll Call:

Ayes:	Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Ms. Dillon, and Mr. Gioioso
Nays:	
Not Eligible:	Mr. Jakositz and Mr. Kostin
Abstain:	
Absent:	Mr. Disko and Mr. Garran

RESOLUTIONS

RESOLUTION PB 22-R12

Case No.: 22-07; NJAW Courtesy Review
NJAW Coles Ave BPS - Municipal Approvals
Approved: 3/22/22

On motion by Mr. Zawislak, seconded by Ms. Dillon, the resolution was memorialized based on the following roll call vote:

Roll Call:

Ayes:	Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Ms. Dillon, and Mr. Gioioso
Nays:	
Not Eligible:	Mr. Jakositz and Mr. Kostin
Abstain:	
Absent:	Mr. Disko and Mr. Garran

RESOLUTION PB 22-R13

CASE NO.: 22-02; Cozzali
284 Garrett Road
BK: 15.13 LT: 17
R-2 ZONE
Denied: 3/22/22

On motion by Mr. Zawislak, seconded by Mr. Matlin, the resolution was memorialized based on the following roll call vote:

Roll Call:

Ayes:	Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Ms. Dillon, and Mr. Gioioso
Nays:	
Not Eligible:	Mr. Jakositz and Mr. Kostin
Abstain:	
Absent:	Mr. Disko and Mr. Garran

BOARD OF ADJUSTMENT

CASE NO.: 21-04; Artis Seniors
1020-1024 & 1028 Springfield Ave.
Represented By: Stephen F. Hehl, Esq.
BK: 24.04 LTS: 10.01 & 10.04

Mr. Loughlin informed the board a letter was sent confirming the removal of the wonder trucks from the property; therefore, the trucks were no longer associated with the application.

Mr. Hehl, Esq., continued his appearance on behalf of the applicant. Present with him was J. Allan Hicks the applicant and coordinator of development for Artis Seniors. The applicant was seeking an extension of approval to expire on December 20, 2022. Mr. Hehl outlined for board members all of the approvals the applicant had acquired since approval of the project. He emphasized the most important aspect of the project was the acquisition of the property. Further, the applicant planned to start construction later this year.

Mr. J. Hicks, 1651 Old Meadow Road, as the senior vice president in charge of this particular project was sworn in to give testimony. He testified that covid delayed several of the projects his company had started. The company lost residents and revenue; therefore, causing a dilemma in finishing projects already under construction. The goal for the company was to get occupancy and revenue reestablished to confront the back log of projects. The project in Mountainside would be the first project to tackle.

On question of the board, Mr. Hicks testified the construction financing was yet to be in place. Further, he testified the owner had no intention of abandoning the project or selling the land. The applicant hoped to break ground sooner than October or November.

The meeting was open to the public.

On motion by Mr. Zawislak, seconded by Mr. Matlin, the board approved the extension based on the following roll call vote:

Roll Call:

Ayes:	Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz, Ms. Dillon, Mr. Kostin, and Mr. Gioioso
Nays:	
Not Eligible:	
Abstain:	
Absent:	Mr. Disko and Mr. Garran

ADJOURN

The Board unanimously voted to adjourn.

Respectfully Submitted,


Theresa Snyder
Board Clerk