



Borough of Mountainside

1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
July 28, 2026**

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.*

ROLL CALL

Mike Disko, P.E.
John Tomaine
Steve Matlin –
Mayor Mirabelli – Absent
Councilwoman Wass – Absent
Ted Zawislak
Todd Garran - Absent

Thomas Jakositz
Karen Dillon - Absent
Mark Gioioso, Alt. #1
Coady Brown, Alt #2 -
Vincent K. Loughlin, Esq.,
John T. Chadwick, IV, PP
Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Mr. Matlin, the Regular Meeting Minutes for June 23, 2026, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION PB R26-07
CASE NO.: 26-07: SWAGELOK (IMAGE ONE INDUSTRIES)
1181 Globe Avenue
BK: 23 LT: 27
APPROVED 06/23/2026

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

Roll Call:

Ayes: Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz, Mr. Brown
Nays:
Not Eligible: Mr. Disko, Ms. Dillon, Mr. Garran, Mr. Gioioso
Absent: Mayor Mirabelli, Councilwoman Wass

RESOLUTION PB R26-09
CASE NO.: 26-09: SEAN WESSEL
273 Woodacres Court
BK: 3.04 LT: 6
APPROVED 06/23/2026

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

Roll Call:

Ayes: Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz, Mr. Brown
Nays:
Not Eligible: Mr. Disko, Ms. Dillon, Mr. Garran, Mr. Gioioso
Absent: Mayor Mirabelli, Councilwoman Wass

RESOLUTION PB R26-10
CASE NO.: 26-10 - MYKOLA PETRUSENKO
1132 CORRINNE TERRACE
BK: 5.19 LT: 13
APPROVED 06/23/2026

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

Roll Call:

Ayes: Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz, Mr. Brown
Nays:
Not Eligible: Mr. Disko, Ms. Dillon, Mr. Garran, Mr. Gioioso
Absent: Mayor Mirabelli, Councilwoman Wass

BOARD OF ADJUSTMENT

CASE NO.: 26-11 ARC OF UNION COUNTY
1181 ROUTE 22
BK: 23 L: 8
ZONE: l1

Board granted the adjournment until further notice.

CASE NO.: 26-05 SUMMIT CONSULTING GROUP
1128 SPRUCE DRIVE
BK: 5.20 L: 24.01
ZONE: R2

Applicant has requested that due to the DEP not taking action on their application, that the application be continued until the September 22, 2026 meeting without further notice.

On a motion by Mr. Zawislak, seconded by Mr. Disko and all in favor, the request was granted.

CASE NO.: 26-08: BRENT FORCE
1256 VIRGINIA AVENUE
BK: 16.10 LT: 1.02

SUMMARY: Applicant seeks approval for the construction of a roofed pavilion with a raised patio underneath, 16'x34' in ground swimming pool, associated patios and outdoor living space. C Variance relief for ground projections of 7.2% where 3.75% is allowed and exceeding max lot coverage at 37.1% where 30% is allowed.

Brent Force and Kristine Force of 1256 Virginia Ave were previously sworn in to testify and remain under oath.

David Egarian of 271 Route 46 Fairfield, NJ was sworn in to testify. Mr. Egarian gave his credentials as a licensed engineer and was accepted as a licensed professional.

Mr. Egarian entered Exhibit –A-1, a colorized landscape plan into the record.

Mr. Egarian gave an overview of the original plan and the revised plan with reductions.

Mr. Force gave a statement as to their needs for the revised plan.

Mr. Egarian reviewed the new landscape plan.

Chairman Tomaine opened the floor to the public.

Mr. Egarian gave a summary statement.

Chairman Tomaine closed to application for Board discussion.

On a motion by Mr. Zawislak, seconded by Chairman Tomaine the Board denied the application based on the following roll call:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin,
Mr. Jakositz, Mr. Gioioso, Mr. Brown

Nays:

Not Eligible:

Abstain:

Absent: Mr. Garran, Ms. Dillon

CASE NO.: 26-06: MOSAICO CAFÉ
1072 ROUTE 22 WEST
BK: 7.04 LT: 13; BK 7.01, LOT 12

SUMMARY: The applicant seeks approval for D2 Variance relief for an expansion of a nonconforming use and structure and other relief as the Board or its consultants deems necessary, to permit the modification of a temporary outer wall to a permanent enclosure of

restaurant. C Variance required for digital signage. Preliminary and Final Site Plan approval required.

Mr. Hehl representing the applicant gave an opening statement and an overview of the application.

Mr. Hehl advised that they will be presenting, as suggested by the Board last meeting, that the sign and the outdoor seating separately

Rudy Carrera, owner of Mosaico Restaurant was sworn in to testify.

Mr. Carrera gave a statement regarding the application and the reasons for the modifications.

Thomas Ellenberger of Walnut Design LLC, with a business address of 1137 Maple Court, Mountainside gave his credentials and was accepted as a professional architect and was sworn in to testify.

Mr. Ellenberger gave an overview of the plans. He advised that this is not an addition and no air conditioning or heating elements will be installed in the revised area.

Chairman Tomaine opened the floor to questions for the witness.

Matthew Wellinger of EKA Associates with a business address of 328 Park Avenue, Scotch Plains was sworn in to testify. Mr. Wellinger gave his credentials as a planner and was accepted as a professional planner.

Mr. Wellinger gave a overview of the plan.

Chairman Tomaine opened the floor to questions of this witness.

Mr. Hehl gave a closing statement.

Chairman Tomaine closed the application and opened for Board discussion.

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz,
Mr. Gioioso, Mr. Brown

Nays:

Not Eligible:

Abstain:

Absent: Mr. Garran, Ms. Dillon

Mr. Hehl gave an opening statement regarding the second part of the application which is signage.

Mr. Ellenberger gave an overview of the proposed signage.

Mr. Carrera discussed the plans for the sign.

Applicant agreed to dim the sign after daylight hours and the message will change no less than once an hour.

Mr. Hehl gave a closing statement.

Chairman closed the application and opened for Board discussion.

Mr. Loughlin reviewed the conditions.

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz,
Mr. Gioioso, Mr. Brown

Nays:

Not Eligible:

Abstain:

Absent: Mr. Garran, Ms. Dillon

ADJOURN: The Board unanimously voted to adjourn the meeting at 9:35 PM.

Next meeting is Tuesday, August 25, 2026

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary