Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
September 22, 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.	Thomas Jakositz
John Tomaine	Karen Dillon
Steve Matlin	Mark Gioioso, Alt. #1
Mayor Mirabelli – Absent	Coady Brown, Alt #2
Councilwoman Wass	Vincent K. Loughlin, Esq.,
Ted Zawislak	John T. Chadwick, IV, PP
Todd Garran	N'dela Costley, PB Secretary

MINUTES

On motion by Mr. Zawislak, seconded by Ms. Dillon, the Regular Meeting Minutes for August 25, 2026, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION PB R26-11:
CASE NO. 26-11 - ARC OF UNION COUNTY
1181 ROUTE 22
BK. 23 LT. 8
APPROVED 08/25/2026

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

Roll Call:

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

RESOLUTION PB R26-13
CASE NO. 26-13 - RYAN HANDEL
223 CENTRAL AVENUE
BK. 16.07, LOT 3
ZONE: R2
APPROVED 08/25/2026

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

Roll Call:

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

RESOLUTION PB R26-15:
CASE NO. 26-15 - BILL HUMPRIES
1412 CHAPEL HILL ROAD
BK. 4, LOT 17.07
APPROVED 8/25/2026

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

Roll Call:

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

RESOLUTION PB R26-16
CASE NO. - SCOTT HAHNER
1180 RIDGE DRIVE
BK. 5.04, LOT 24
APPROVED 8/25/2026

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

Roll Call:

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

RESOLUTION PB R26-14
CASE NO. 26-14 - MATTHEW CASTALDO
1153 RIDGE DRIVE
BK. 5.02 LOT 9
APPROVED 8/25/2026

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

Roll Call:

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

PLANNING BOARD

CASE NO.: 26-17 JORGE GARCIA
9 HIGH POINT DR
BK. 7, LOT 38

SUMMARY: In the R2 District, the applicant seeks approval for soil moving over 5,000 sq. ft. for an addition and an inground pool. No Variances Required.

Jorge Garcia, applicant was sworn in to testify. Mr. Garcia gave an overview of the application.

Tyler Vandervalk, P.E., representing the applicant gave an overview of the application.

Chairman Tomaine asked for the Board/Public questions of the witnesses.

Mr. Loughlin reviewed the conditions of a potential approval.

Chairman Tomaine closed the application and opened it for board discussion.

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

Roll Call:

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

CASE NO.: 26-20 1104 SYLVAN
1104 SYLVAN LANE
BK. 25, LOT 2

SUMMARY: In the R2 District, the applicant seeks approval for soil moving over 5,000 sq. ft. for the construction of a new Single-Family dwelling. No Variances Required.

Tyler Vandervalk, applicant was sworn in to testify. Mr. Vandervalk gave an overview of the application.

Charles Osterkorn, P.E. gave an overview of the application.

Chairman Tomaine asked for Board/Public questions of the witnesses.

Mr. Loughlin reviewed the conditions of a potential approval.

Chairman Tomaine closed the application and opened it for board discussion.

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

Roll Call:

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

CASE NO.: 26-19 UNION PAVING
1140 GLOBE AVENUE
BK. 23.03, LOT 8.01

SUMMARY: In the LI Limited Industrial Zone, the applicant seeks approval for the construction of an 8,100 sq. ft. accessory building and lot consolidation and lot merger.

Kyle Burdi, applicant was sworn in to testify. Mr. Burdi gave an overview of the application.

Natasha Montalvo, Esq., attorney for the applicant gave an overview of the application.

Richard Keller, P.E. gave an overview of the plans.

Exhibit A1, aerial photo was introduced by Mr. Keller.

Discussions were had regarding eliminating the outdoor storage.

Applicant agreed there will be no outdoor storage.

Applicant agreed to add landscaping along the driveway

Mr. Disko asked applicant to quantify the parking and confirm the number of employees.

Board had discussion about conflicting statements made by the applicant's team regarding outdoor storage that was previously approved by the Board.

Mr. Loughlin stated he did not feel comfortable going forward until the 2015 Board approval was reviewed regarding the outdoor storage approval.

Board agreed unanimously to carry the application to the October 27, 2026 public hearing.

Applicant is required to re-notice for the October 27, 2026 hearing.

Roll Call:

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

Councilwoman Wass left the meeting

BOARD OF ADJUSTMENT

CASE NO.: 26-18 MOVING FORWARD WAREHOUSE
244 SHEFFIELD STREET
BK. 7.13, LOT 27

SUMMARY: In the LI Limited Industrial Zone, the applicant seeks approval for a Change of Tenancy for Warehouse Use with Retail aspect. Variance required for side yard under 5 ft. and lot coverage over 75%.

Steven Mermen, Esq. attorney for the applicant requested an adjournment to allow time to resolve the ADA requirements.

The board made a unanimous decision to adjourn the application to October 27, 2026.

Application adjourned to October 27, 2026

Roll Call:

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

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

SUMMARY: The applicant is seeking use variance and site plan approval to construct a two-story mixed-use recreation and office building at 1128 Spruce Drive within the L-I Limited Industrial Zone District. The proposed building footprint is approximately 19,808 square feet. Twenty-four (24) parking spaces are proposed in the front yard. Variances are required for mixed use (office and recreation), front yard parking, insufficient parking, building height in excess of 35 feet, insufficient front yard setback under 30 feet, excessive foundation area over 35%, new sidewalk in side yard setback and insufficient buffer adjacent to residential properties.

Carried to October 27, 2026

ADJOURN: The Board unanimously voted to adjourn the meeting at 9:10 p.m.

Next meeting is Tuesday, October 27, 2026

Respectfully Submitted,

N'dela Costley
Planning Board Secretary