Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
October 27, 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 - Absent
Councilwoman Wass - Absent	Vincent K. Loughlin, Esq.,
Ted Zawislak	John T. Chadwick, IV, PP
Todd Garran	Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Mr. Gioioso, the Regular Meeting Minutes for September 22, 2026, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION PB R26-17
CASE NO. 26-17 - JORGE GARCIA
9 HIGH POINT DR
BK. 7, LOT 38
APPROVE 09/22/2026

On motion by Mr. Garran 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. Garran, Mr. Matlin, Mr. Jakositz, Ms. Dillon, Mr. Gioioso
Nays:	
Not Eligible:	Mayor Mirabelli
Absent:	Councilwoman Wass

RESOLUTION PB R26-20
CASE NO.: 26-20 - TYLER VANDERVALK
1104 SYLVAN LANE
BK. 25, LOT 2
APPROVED 09/22/2026

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

Roll Call:

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

BOARD OF ADJUSTMENT

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.

Steven Hehl for the application gave an opening statement and overview of the application.

Chairman Tomaine asked for clarification on the outside storage issue discussed in prior meeting.

Richard Keller of Casey & Keller with a business address of 258 Main Street, Millburn acknowledged his credentials are still intact and remains under oath.

Mr. Keller reviewed the plan and changes made to original plan.

Mr. Keller entered Exhibit A2, an aerial photo with annotations into the record.

Chairman asked clarifying questions on the outdoor storage.

Chairman Tomaine opened the floor to questions from the public.

Mr. Hehl gave a closing statement.

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

Mr. Loughlin reviewed the conditions.

On motion by Mr. Garran seconded by Mr. Zawislak, the application was approved with conditions based on the following roll call vote:

Roll Call:

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

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%.

Application requested an adjournment.

Steven Hehl representing the applicant appeared to request an adjournment to the November 23, 2026 meeting. Mr. Hehl gave an explanation of this request.

There was a voice vote - All in favor none opposed. Adjournment approved.

CASE NO.: 26-21 AMIR K. MIRI
1075 CHARLES STREET
BK. 7.13, LOT 2

SUMMARY: in the R2 District, the applicant seeks approval for the construction of an addition measuring 22'x14' to replace the existing sunroom and deck. Relief requested for Side Yard under 10' 1009 (c)(3), Lot width under 100' 1009 (c)(5), Foundation area over 15% 1009 (c)(6), Lot area within 150' 1009 (c)(5), Front yard coverage 1003 (r) and walkway in side yard 1003 (e)(1)(E).

Amir K. Miri of 1075 Charles Street, applicant, was sworn in to testify.

Mr. Miri gave an opening statement and an overview of the application.

There was discussion around the current walkway in the back. The walkway was put in by a previous owner.

Chairman Tomaine opened the floor to questions from the Board.

Mr. Loughlin reviewed the conditions.

On motion by Ms. Dillon seconded by Mr. Matlin, the application was approved with the removal of the walkway and standard conditions based on the following roll call vote:

Roll Call:

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

Ms. Moran reminded the Board members and the Public that the next two meetings are:

Monday, November 23, 2026 and
Thursday, December 17, 2026

ADJOURN: The Board unanimously voted to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Clerk