



Borough of Mountainside

1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
August 25, 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 - Absent
Mayor Mirabelli – Absent
Councilwoman Wass – Absent
Ted Zawislak
Todd Garran - Absent

Thomas Jakositz
Karen Dillon
Mark Gioioso, Alt. #1 Absent
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. Jakositz, the Regular Meeting Minutes for July 28, 2026, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION PB R26-08
CASE NO.: 26-08: BRENT FORCE
1256 VIRGINIA AVENUE
BK: 16.10 LT: 1.02
DENIED 07/28/2026

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

Roll Call:

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

RESOLUTION PB R26-06
CASE NO.: 26-06: MOSAICO CAFÉ
1072 ROUTE 22 WEST
BK: 7.04 LT: 13; BK 7.01, LOT 12
APPROVED 07/28/2026

On motion by Mr. Disko 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, Mr. Brown
Nays:
Not Eligible: Ms. Dillon, Mr. Garran
Absent: Mr. Matlin, Mr. Gioioso

BOARD OF ADJUSTMENT

CASE NO.: 26-11 ARC OF UNION COUNTY
1181 ROUTE 22
BK: 23 L: 8
ZONE: I1

SUMMARY: The applicant seeks approval for D2 Variance relief for an expansion of a nonconforming use and other relief as the Board or its consultants deems necessary, to permit a playground which will help facilitate the provision of the services by the Arc of Union County. Preliminary and Final Site Plan approval required. Soil moving permit is required for disturbance exceeding 5,000 sq. ft.

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

Edwin Asuta, Executive Director of ARC was sworn in to testify. Mr. Asuta gave a statement about the ARC of Union County and an overview of the application.

Mr. Disko's review referenced a prohibited shed, which Mr. Asuta agrees to remove.

Mr. Bonner noted that the hours of operation stated in Mr. Disko's review were incorrect and should be changed to 8:30 am – 6:30 pm. Mr. Disko then advised that the hours of operation were taken from the application.

Chairman Tomaine asked for Board/Public questions of this witness.

Jeffrey DeRosier, 37 Dietz Ave Warren, NJ, is the project engineer. He gave his credentials and was accepted as an engineer. Mr. DeRosier gave a review of the plans previously submitted and the proposed project.

Mr. DeRosier confirmed that there will be no changes to the lighting.

Mr. Jakositz questioned the procedure of getting the children/adults to and from the building to the playground. He was advised that safety barriers will be put in place to secure a walking path in the parking lot.

Jordan Russell, Associate Executive Director of Operation for the ARC was sworn in to testify. Mr. Russell explained the operations of staff ratios and supervision. He advised that once the clients are in the area, the fence is locked.

Liam Rowan from the vendor, Liberty Parks and Playgrounds was sworn in to testify. Mr. Rowan gave an overview of the equipment that will be used for the project.

Chairman Tomaine asked for Board/Public questions of this witness.

Kevin O'Brian was sworn in to testify. Mr. O'Brian gave his credentials and was accepted as a professional planner. Mr. O'Brian gave an overview of the proposed project.

Chairman Tomaine asked for Board/Public questions of this witness.

Mr. Bonner gave a concluding statement.

Chairman Tomaine asked for any further questions/statements from the Public on this application.

Mr. Loughlin reviewed the conditions of a potential approval.

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

On a motion by Ms. Dillon, 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. Jakositz, Ms. Dillon,
Mr. Brown

Nays:

Not Eligible:

Abstain:

Absent: Mr. Matlin, Mr. Garran, Mr. Gioioso

CASE NO.: 26-13 RYAN HANDEL
223 CENTRAL AVENUE
BK. 16.07, LOT 3
ZONE: R2

SUMMARY: The applicant seeks variance relief to construct a porch addition in the required front yard setback at 22' where 30' is required and also to install an AC condenser unit in the front yard setback at 25'.

Ryan Handel, applicant was sworn in to testify. Mr. Handel gave an overview of the application.

Chairman Tomaine asked for Board/Public questions of this witness.

Mr. Loughlin reviewed the conditions of a potential approval.

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

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. Jakositz, Ms. Dillon,
Mr. Brown

Nays:

Not Eligible:

Abstain:

Absent: Mr. Matlin, Mr. Garran, Mr. Gioioso

CASE NO.: 26-15: BILL HUMPRIES
1412 CHAPEL HILL ROAD
BK. 4, LOT 17.07

SUMMARY: The applicant seeks approval to relocate 30'x23'-4" Garage with Breezeway. Variance for exceeding ground projections over 3.75%, where 4.6% is proposed and exceeding maximum lot coverage over 30%, where 30.3% is proposed.

William Humpries, applicant was sworn in to testify. Mr. Humpries gave an overview of the proposed project.

Chairman Tomaine asked for Board/Public questions of this witness.

Steven Celona, 1408 Chapel Hill Road asked if the driveway will be filled in and raised. Mr. Humpries acknowledged it would be raised up.

Mr. Celona was sworn in to testify and voiced concerns about the impact on his property.

Mr. Loughlin reviewed the conditions of a potential approval.

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

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, Mr. Zawislak, Mr. Jakositz, Ms. Dillon, Mr. Brown

Nays: Chairman Tomaine

Not Eligible:

Abstain:

Absent: Mr. Matlin, Mr. Garran, Mr. Gioioso

Board took a 10 minute recess

CASE NO.: 26-16: SCOTT HAHNER
1180 RIDGE DRIVE
BK. 5.04, LOT 24

SUMMARY: The applicant seeks approval to construct a portico in the front yard setback where 30' is required and 25' is proposed.

Scott Hahner, applicant was sworn in to testify. Mr. Hahner gave an overview of his proposed project.

Chairman Tomaine asked for Board/Public questions of this witness.

Mr. Loughlin reviewed the conditions of a potential approval.

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

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

Roll Call:

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

Nays:

Not Eligible:

Abstain:

Absent: Mr. Matlin, Mr. Garran, Mr. Gioioso

CASE NO.: 26-14 MATTHEW CASTALDO
1153 RIDGE DRIVE
BK. 5.02 LOT 9

SUMMARY: The applicant seeks approval to install an AC Condenser Unit in the required side yard setback where 10.1' is required and 8' is proposed.

Matthew Castaldo, applicant was sworn in to testify. Mr. Castaldo gave an overview of his application

Chairman Tomaine asked for Board/Public questions of this witness.

Mr. Loughlin reviewed the conditions of a potential approval.

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

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

Roll Call:

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

Nays:

Not Eligible:

Abstain:

Absent: Mr. Matlin, Mr. Garran, Mr. Gioioso

ADJOURN: The Board unanimously voted to adjourn the meeting at 10:00 PM.

Next meeting is Tuesday, September 22, 2026

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary