

**PLANNING BOARD
JANUARY 9, 2014**

The Mountainside Planning Board met on Thursday, January 9, 2014, at the Mountainside Municipal Building, 1385 Route 22, Mountainside, NJ 07092.

In compliance with Chapter 231 OPEN PUBLIC MEETINGS ACT in the State of New Jersey, adequate notice had been given to all members of the Planning Board and the newspaper that had been designated to receive notice, The Local Source.

REORGANIZATION MEETING:

OLD BUSINESS – 2013:

PRESENT: Messrs. Disko, Garran, Matlin, Parker, Tomaine, Wyvratt, Younghans, Zawislak, Councilman Mortimer, Attorney Loughlin and Secretary Rees.

ABSENT: Mayor Mirabelli.

The Minutes of the December 12, 2013 meeting were approved as amended.

MEMORIALIZATIONS:

Thrilos Realty LLC – 1079 Route 22, Block 24.A, Lot 1 – Mr. Zawislak made a motion to approve the resolution and Mr. Wyvratt seconded the motion. All were in favor.

Daas/367 Forest Hill Way, Block 3.K, Lot 44 – Mr. Zawislak made a motion to approve the resolution and Mr. Younghans seconded the motion. All were in favor.

Ventrella, 5 Endor Lane, Block 22.B, Lot 28 – Mr. Younghans made a motion to approve the resolution and Mr. Zawislak seconded the motion. All were in favor.

OATH OF OFFICE – 2014:

Attorney Loughlin duly swore in the following members:

Thomas Parker – Regular Member
Steven Matlin – Alternate #1
Thomas Jakositz – New Member and Alternate #2

ROLL CALL VOTE FOR 2014:

PRESENT: Messrs. Disko, Garran, Matlin, Jakositz, Co. Mortimer, Parker, Tomaine, Wyvratt, Younghans, Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Mayor Mirabelli.

ELECTION OF OFFICERS:

Chairperson: Mr. Zawislak made a motion to nominate Mr. John Tomaine and Mr. Garran seconded the motion. All were in favor. Mr. Tomaine will again serve as chairperson for 2014.

Vice-Chairperson: Mr. Tomaine made a motion to nominate Mr. Theodore Zawislak and Mr. Garran seconded the motion. All were in favor. Mr. Zawislak will again serve as vice-chairperson for 2014.

Board Attorney: Attorney Loughlin was re-appointed as board attorney for 2014.

That concluded the 2014 reorganization meeting.

NEW BUSINESS – 2014:

Mr. Tomaine announced that Mainsail Corporation at 183 Mill Lane and 177 Mill Lane would be postponed until the March 2014 meeting.

United Partners, 1243-1247 Route 22, Block 23.A, Lot 1 – Applicants proposed to make alterations and renovations, including dormers, to an existing office building. Existing variances included front yard under 30 feet where 20.35 existed, lot area under 26,000 square feet, lot width under 200 feet on Route 22 where 100 feet existed, and ground floor under 4,000 square feet.

Mr. George Parsells, Esq. of Morristown, NJ, represented United Partners and Attorney Loughlin duly swore in Mr. James Sisto of Fanwood, NJ as the new owner of the building.

The owners would like to make alterations and renovations to an existing commercial building that would include overhangs, dormers, windows, etc., to make the building more attractive.

The new owners would own and occupy the entire building.

There would be approximately four employees.

Mr. Disko's report was reviewed.

He would replace the existing sign with a new, smaller ground sign. The sign would be illuminated and one side only.

There would be security lights in the parking lot.

Deliveries would be made by UPS. There would not be any large delivery trucks.

There would be trash pick-up once a week.

Mr. Tomaine opened up the floor to the audience for questions.

Exhibit A-2: Site plan of the property

AUDIENCE PARTICIPATION:

Mr. Spano of 170 Locust Avenue inquired about the addresses. It was explained that the address is the official address for the site and there were not multiple buildings on the lot.

Mr. Disko stated that he would like to see the parking lot re-stripped and there would be one handicapped parking space that also had to be re-stripped.

The new company would not have any impact on the surrounding properties.

Mr. Tomaine opened up the floor to the audience for questions or comments. There were none.

Conditions:

The proposed new sign must conform to the ordinance
The parking lot must be re-stripped

Having no further discussion, Mr. Younghans made a motion to approve the application and Mr. Wyvratt seconded the motion.

ROLL CALL VOTE:

AYES: Co. Mortimer

Mr. Disko

Mr. Tomaine

Mr. Zawislak

Mr. Garran

Mr. Parker

Mr. Wyvratt

Mr. Younghans

Mr. Matlin

Mr. Jakositz – 2nd Alternate

NAYS: 0

MOTION: Approved

Ferrullo, 324 Briar Patch, Block 15.N, Lot 37 – Applicant proposed to install a generator in the side yard setback of a single-family dwelling. New variance includes the generator in the side yard setback and is considered an accessory structure.

Attorney Loughlin duly swore in Ms. Ferrullo as the homeowner.

Ms. Ferrullo informed the board that the house is located on a cul-de-sac and the lot was pie-shaped.

The proposed generator would be located in the side yard setback.

There were no objectors with the neighbors.

Ms. Ferrullo explained why the proposed generator could not be located further back so as not to create a variance. There was an existing deck, addition and finished basement so that the generator could not be located in that area.

Mr. Tomaine opened up the floor to the audience for questions or comments. There were none.

Mr. Disko informed the board that there was a sanitary sewer easement on the property and the generator should be located at least ten feet wide outside the easement. However, Mr. Zawislak suggested that the generator be located eleven feet from the property line.

Having no further discussion, Mr. Zawislak made a motion to approve the application with the stipulation that the proposed generator would be located eleven feet from the easement, and Mr. Wyvratt seconded the motion.

ROLL CALL VOTE:

AYES: Mr. Disko

Mr. Tomaine

Mr. Zawislak

Mr. Garran

Mr. Parker

Mr. Wyvratt

Mr. Younghans

Mr. Matlin – 1st. Alternate

Mr. Jakositz – 2nd Alternate

NAYS: 0

MOTION: Approved

Hagey, 287 Central Avenue, Block 16.K, Lot 3 – Applicant proposed to construct an addition to a non-conforming single-family dwelling on a non-conforming lot. Existing variances included lot area under 15,000 square feet where 12,500 square feet existed, lot area within 150 feet, accessory structure in the side yard, and existing detached garage. New variance included front yard under 30 feet where 22.4 feet was proposed.

Attorney Loughlin duly swore in Mr. Keith Hagey, the homeowner and Mr. Mark Marcille of Metuchen, NJ as the architect. Mr. Marcille gave his credentials to the board.

Mr. Marcille described the existing house and the detached garage.

Mr. Marcille reviewed the variances.

The proposed addition would be built over the existing footprint.

Mr. Marcille described the proposed family room, kitchen, additional bedrooms and bathrooms on the second floor.

When describing the outside of the house, Attorney Loughlin informed the applicant that the existing house and addition must match and be uniform. Mr. Hagey agreed to this.

Mr. Tomaine opened up the floor to the audience for questions or comments. There were none.

Having no further discussion, Mr. Garran made a motion to approve the application and Mr. Younghans seconded the motion.

ROLL CALL VOTE:

AYES: Mr. Disko

NAYS: 0

Mr. Tomaine

Mr. Zawislak

Mr. Garran

Mr. Parker

Mr. Wyvratt

Mr. Younghans

Mr. Matlin – 1st Alternate

Mr. Jakositz – 2nd Alternate

MOTION: Approved

Karant/West, 395 Park Slope, Block 4.D, Lot 25.B – Applicant proposed to construct an addition on a non-conforming single-family dwelling on a non-conforming lot. Existing variances include height over 2-1/2 stories, lot width under 110 feet where 100 feet existed, ground projections over 3.75 percent, lot coverage over 30 percent where 40.4 percent existed, and driveway in the side yard. New variance included expansion of a non-conforming structure on a non-conforming lot.

Attorney Loughlin duly swore in Ms. Maria West as the homeowner and Ms. Barbara Vincentsen as the architect.

Mr. Jon Younghans informed the board that he would recuse himself from hearing the application due to the fact that he was within 200 feet of the property.

Mr. Disko explained that the application would fall under the 30 foot height but not the FAR (floor area ratio).

Ms. West explained that the construction of two additions were necessary due to the fact that there are two handicapped people living in the house. She also explained that the kitchen and bathrooms needed to be enlarged in order to accommodate wheelchairs and make it a safe environment for the owners.

Exhibit A-1: Photographs of the property.

Ms. Vincentsen explained the existing conditions with both the interior and exterior of the house.

The house has many levels and has an elevator to get from one level to another.

They would like to revise the front entranceway to the house to make it more visible from the street and to create a portico entranceway.

The deck would be removed in order to reduce lot coverage.

Having no further discussion, Mr. Zawislak made a motion to approve the application and Mr. Parker seconded the motion.

ROLL CALL VOTE:

AYES: Mr. Disko

NAYS: 0

Mr. Tomaine

Mr. Zawislak

Mr. Garran

Mr. Parker

Mr. Wyvratt

Mr. Matlin

Mr. Jakositz – 2nd Alternate

MOTION: Approved

Having no further business, the meeting was duly adjourned at 9:00 p.m.

Respectfully submitted,

Ruth M. Rees
Secretary

