

PLANNING BOARD

August 25, 2015

The Mountainside Planning Board met on Tuesday, August 25, 2015, 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.

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

ABSENT: Mayor Mirabelli, Messrs. Parker and Younghans

The Minutes of the July 28, 2015 meeting were approved as presented.

MEMORIALIZATIONS:

NJ Precision Technology, 1065 Bristol Road, Block 7.D, Lot 39 – Applicant proposed a Change of Tenancy for office and warehouse space that included light manufacturing with machining on the first floor. Mr. Zawislak made a motion to approve the resolution and Mr. Wyvratt seconded the motion. All were in favor.

Pater, 1155 Corrinne Terrace, Block 5.T, Lot 19 – Applicant proposed to construct a walkway and patio at single-family dwelling. Mr. Zawislak made a motion to approve the resolution and Mr. Garran seconded the motion. All were in favor.

Mr. Tomaine announced that the Levy/Motamed fence application was postponed. No new date had been set.

NEW BUSINESS:

Golden Phoenix Crossfit LLC/Nancy Feigel, 269 Sheffield Street, Block 7.D, Lot 1 – Applicant proposed a Change of Tenancy for a fitness studio in Unit 10 in an existing commercial building. Existing variances included front yard under 30 feet-50 feet from Route 22 and lot coverage over 75 percent.

Mr. Richard Sherman, Esq. of Springfield, NJ. represented the applicants for the change of tenancy.

Attorney Loughlin duly swore in Ms. Jacqueline Murphy of Kearny, NJ as one of the owners of Golden Phoenix Crossfit LLC.

Ms. Murphy described the operation training studio. There would be small group training sessions. It would be open seven days a week; Monday through Friday evenings, and Saturday and Sundays mornings. The training sessions would include weights, pull-up bars, etc. There would be music during the workout sessions.

There would only be one session at a time that would include three to ten people per session.

No retail sales would be allowed at the site.

They would have use of the building's overhead door so that it could be opened during the workout sessions. The board was assured that the music would not be heard outside during the sessions when the overhead door was open.

Parking: The tenants would be allotted twenty-two parking spaces. Mr. Disko explained that there would be ample parking for the fitness studio. At the time of his inspections, there were sixty-five available parking spaces and thirty-nine vehicles were parked on site.

A waiting room would be provided for clients coming in early and having to wait for the previous session to end.

Attorney Loughlin duly swore in Mrs. Nancy Feigel of Short Hills, NJ as the building owner.

Attorney Sherman reviewed Mr. Disko's report regarding construction equipment on the site, Mrs. Feigel stated that landscaping equipment and snow removal equipment was always on the site so that her property would be maintained at all times. That equipment does not interfere with any parking spaces. Mr. Disko also indicated that vehicles were parked on the street and that on-street parking was permitted in that area.

Mr. Disko also complimented Mrs. Feigel in that every time there was a new tenant, she always came in for a change of tenancy and the proper permits.

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

Having no further discussion, Mr. Zawislak 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

NAYS: 0

Mr. Garran
Mr. Wyvratt
Mr. Matlin
Mr. Jakositz

MOTION: Approved

Tomas, 1137 Corrinne Terrace, Block 5.T, Lot 15 – Applicants proposed the installation of solar panels onto the roof of a single-family dwelling. Existing variances included lot area under 15,000 square feet where 12,489 square feet existed, lot width under 100 feet where 92.5 feet existed, ground projections over 3.75 percent where 5 percent existed, F.A.R. over 22.5 percent where 26.6 percent existed, lot area within 150 feet where 12,489 square feet existed, and driveway in the side yard where six feet existed. New variances included the solar panels where were considered an accessory structure and use.

Mr. Disko recused himself from hearing the application due to the fact that Mrs. Tomas was a Borough employee.

Attorney Loughlin duly swore in Mr. Gilbert Tomas as the homeowner and Mr. Douglas Walden as the representative from Trinity Solar located in Wall, NJ. Mr. Walden gave his credentials to the board.

Exhibit A-1: Property survey

Mr. Walden testified that there would be approximately 38-41 solar panels that would be located on the roof of the house.

Mr. Tomas testified that he wanted the solar panels to be located on the rear of the house only. No solar panels would be located in the front of the house. The panels would be black with black/silver trim. Mr. Walden informed the board that if the panels were black, there would only be 85 percent consumption than if the panels had been blue.

Mr. Walden explained that the roof was in good condition and, in fact, roofs last longer due to the fact that roofs were not exposed to the elements when there were solar panels on them.

Mr. Wyvratt inquired if there would be any panels on the side of the house. He was assured that the panels would be placed only in the rear of the house.

Review of the solar panels:

- The panels would be in the rear of the house only
- The panels would be black with black/silver trim
- The owners were going to purchase the equipment, not lease it

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

ROLL CALL VOTE:

AYES: Mr. Tomaine
Mr. Zawislak
Mr. Garran
Mr. Wyvratt
Mr. Matlin
Mr. Jakositz

NAYS: 0\

MOTION: Approved

Having no further business, the meeting was duly adjourned at 8:00 p.m.

Respectfully submitted,

Ruth M. Rees
Secretary