

PLANNING BOARD

July 28, 2015

The Mountainside Planning Board met on Tuesday, July 28, 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: Mayor Mirabelli, Councilman Mortimer, Messrs. Garran, Parker, Younghans, Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Messrs. Disko, Jakositz, Younghans, Matlin and Tomaine

The Minutes of the June 23, 2015 meeting were approved as presented.

Mr. Zawislak chaired the meeting in Mr. Tomaine's absence.

MEMORIALIZATIONS:

Moorman, John and Leslie, 1474 Woodacres Drive, Block 3.A, Lot 20.F – Applicants proposed site plan approval for soil moving of material and re-grading of the property for a new single-family dwelling. A motion was made and seconded to approve the resolution. All were in favor.

NEW BUSINESS:

Mr. Zawislak announced that Capital Senior Housing would not be heard at this meeting. They had not been placed on the agenda.

N.J. Precision Technology LLC, 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. Existing variances included foundation area over 35 percent where 37 percent existed and lot coverage over 75 percent where 81 percent existed. New variance included insufficient parking spaces.

Mr. Stephen Hehl, Esq. of Hehl and Hehl represented the applicants for the Change of Tenancy.

Attorney Hehl explained that the use of the business was permitted in the Limited Industrial Zone, however, due to the fact that the operation included light manufacturing, it required planning board approval.

NJ Precision Technology already occupies a portion of the building and they have approval to do so.

Attorney Loughlin duly swore in Mr. Robert Tarantino as the representative for the business, which is located at 1081 Bristol Road.

Mr. Tarantino described the business. It is an engineering company and light manufacturing company which specializes in medical devices for orthopedics and cardiovascular that is used in the health and aerospace industry.

They are located at 1081 Bristol Road and would be expanding to 1065 Bristol Road for their accounting, purchasing, sales, and marketing etc. departments. They would also be doing light assembly work at that location.

Attorney Hehl reviewed Mr. Disko's report. There would be no noise issues. The machinery would be quiet.

Site lighting: There would be no changes to the existing lighting. There are currently four large light poles in the parking lot.

Parking: There is adequate parking, having sixty-two parking spaces and two handicapped parking spaces. There are currently only seven office employees and there may be approximately twenty employees in the future. Mr. Disko had been conducting a traffic count and there were twenty-five cars in the lot. Mr. Tarantino stated that sometimes cars are parked in the lot from other companies. Mr. Tarantino stated that he would place signs around the parking lot stating "For NJ Precision Only".

Mr. Wyvratt inquired about the types of materials the devices are made of. Mr. Tarantino described the types of materials that are used and how the devices are made and processed and what type of machinery is used.

Mr. Zawislak 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. Wyvratt seconded the motion.

ROLL CALL VOTE:

AYES: Mayor Mirabelli
Co. Mortimer
Mr. Zawislak
Mr. Garran
Mr. Parker
Mr. Wyvratt

NAYS: 0

MOTION: Approved

Pater, 1155 Corrinne Terrace, Block 5.T, Lot 19 – Applicant proposed to construct a walkway and patio in the front and rear of a single-family dwelling. Existing variances include front yard under 30 feet where 15.17 feet existed. New variance included lot coverage over 30 percent where 32.6 percent was proposed.

Attorney Loughlin duly swore in Mr. Matthew Pater as the homeowner and Mr. Juan Ostina as the landscape architect. Mr. Ostina gave his credentials to the board.

The lot size is 12,727 square feet and Mr. Ostina explained that they were asking for approximately 154 square feet of additional walkway and patio lot coverage. They would like to replace the walkway with a wider walkway of approximately 54 square feet, from the driveway to the walkway leading up to the front of the house. The walkway would increase in width from three feet to four and one-half feet and would be constructed of pavers.

Exhibit A-1: The coloring render of the plans that were submitted to the board, showing both the existing and proposed walkway and patio.

Mr. Ostina stated that the setbacks would remain the same.

The existing patio would be demolished and replaced with one that would be larger and constructed with pavers instead of concrete. The patio would be approximately 96 square feet.

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

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

ROLL CALL VOTE:

AYES: Mr. Zawislak
Mr. Garran
Mr. Parker
Mr. Wyratt

NAYS: 0

MOTION: Approved

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

Respectfully submitted,

Ruth M. Rees

Having no further business, the meeting was duly adjourned at 11:30 p.m.

Respectfully submitted,

Ruth M. Rees
Secretary

