

PLANNING BOARD
December 22, 2015

The Mountainside Planning Board met on Tuesday, December 22, 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. Disko, Garran, Jakositz, Matlin, Tomaine Wyvratt, Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Mr. Younghans and Mr. Parker.

The minutes of the November 23, 2015 meeting were approved as presented.

Mr. Tomaine reported that Mr. Wyvratt would not continue on the planning board for 2016 and thanked him for his years of service.

CONTINUATION:

Menza and Beissel/Fox Chase, 1350 and 1360 Route 22, Block 15.I, Lots 48.A and 48.B.

Attorney Steve Hehl of Hehl and Hehl again represented the applicants and attorney Hehl gave a recap of what had transpired during the last meeting.

Attorney Hehl informed the board that the fence had been eliminated and they increased the buffer area.

Attorney Hehl recalled Mr. Thomas Barton. Mr. Barton was reminded that he was still under oath.

Exhibit A-6: Reconfiguration of the basement in the COAH unit.

Mr. Barton described the modification of the unit.

There would be a storage shed that would contain one trash container for each unit.

Lower unit for Model F: There would be a half bathroom and a mechanical room for the sprinkler system. There would be a door to the outside. The door would be for personnel only; not for the residents.

Mr. Jakositz expressed his concern that the basements could be turned into apartments.

Mr. Chadwick inquired about the color scheme for the various units. There would be several different color schemes for the units, and several different types of stone. The roofs would be the same.

Exhibit A-7: Color rendering of the units showing the appearance of the complex and what the development would look like as far as colors and materials.

Garage doors: There would be automatic doors, door openers. The doors would be carriage-style and would have windows.

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

Ms. Daphne Galvin was reminded that she was still under oath.

Exhibit A-8: Copy of Sheet 4. Ms. Galvin described the parking spaces that would be dedicated for the COAH units. The parking lot would remain the same; across the street.

Mr. Zawislak felt that without garages for the COAH units, they would look substantially different than the market-rated units and he felt that the entire building would look different than the rest of the complex.

Mr. Chadwick stated that the COAH units should blend in with the rest of the units and he felt that there were no substantial changes.

The handicapped parking space would be relocated to the proposed island.

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

Attorney Loughlin duly swore in Mr. Adam Alexander, in Morganville, NJ, as the landscape architect. He gave his credentials to the board.

Back to Exhibit A-1: Colorized version of the landscape plan

Mr. Alexander described the proposed types of trees and shrubs that would be planted around the pond and throughout the complex.

Exhibit A-9: Landscape Exhibit. A continuous row of evergreen and spruce trees would be planted around units 512.

The proposed fence had been eliminated and the buffer area would be increased.

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

AUDIENCE PARTICIPATION:

Mr. Frank Kelly, who is building a home at 255 Old Tote Road inquired about proposed trees. The applicants agreed to plant trees ten feet apart, ten-twelve feet high along the property line.

End:

Attorney Loughlin duly swore in Mr. Nicholas Verderese of Lake Como, NY, as the traffic expert. He gave his credentials to the board.

Mr. Verderese referred to his Traffic Impact Study.

Mr. Verderese believed that there would be one vehicle every three-four minutes. Echo Ridge would share a common driveway with what is now Sunrise Assisted Living, formerly Brighton Gardens. The thirty-foot wide access easement would be on the Sunrise Assisted Living property. There would be a cross-access agreement.

There would be eighteen on-street spaces with a total of 85 parking spaces. Fifty-four were required.

Mr. Maltz inquired if there would be sufficient room to back out of the handicapped parking space. Fire trucks and other emergency vehicles would be able to get in and out of the complex. Mr. Maltz then suggested relocating the handicap parking space to a more central location. He also suggested that the crosswalk always be maintained.

Mr. Matlin inquired about snow removal. The snow could be moved to the end of the cul-de-sac and could also be placed behind the sidewalk.

Exhibit B-1: Mr. Maltz again brought up the handicapped parking space and relocating t the proposed island. The island could be widened. The could also add an additional parking space. There should also be an another stop bar and stop sign. The applicants to agreed to this.

Exhibit B-2: Easement agreement between Air Con Inc. and Menza and Beissel in 2010.

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

Attorney Loughlin duly swore in Mr. Michael Menza as the owner of Menza and Beissel in Basking Ridge.

Mr. Menza stated that they were changing the name of the proposed complex to Echo Ridge.

Mr. Menza reviewed all the units. Units 17-20 would be affordable housing units and the rest would be market-rate units. The first phase of the complex would be the affordable housing units.

Mr. Chadwick suggested that the applicants hire a consultant to oversee the eligibility of the affording housing applicants.

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

Ms. Galvin again reviewed the varaiances.

- Side yard setback
- Height
- Buffer area along the easterly property line
- Retaining wall near the proposed pond for storm water management
- Common Driveway
- The units would look-alike

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

Attorney Hehl gave his summation to the board.

CONDITIONS:

All the conditions were reviewed by Attorney Loughlin.

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

ROLL CALL VOTE:

AYES: Mayor Mirabelli
Co. Mortimer
Mr. Disko
Mr. Tomaine
Mr. Zawislak
Mr. Garran
Mr. Wyvratt
Mr. Matlin – 1st Alt

NAYS: 0

Mr. Jakositz – 2nd Alt.

MOTION: Approved

Mr. Tomaine announced that Uncle-Bob's Self Storage would be postponed to the January 2016 meeting.

At 9:35 p.m. the board to a short break and resume the public portion of the meeting at 9:50 p.m.

The board discussed the resolution of the redevelopment of the Barnes Tract that was approved by Mayor and Council.

Mr. Zawislak made a motion to approve the resolution for the Barnes Tract in need of redevelopment.

ROLL CALL VOTE:

AYES: Mayor Mirabelli

Co. Mortimer

Mr. Disko

Mr. Tomaine

Mr. Zawislak

Mr. Garran

Mr. Wyvratt

Mr. Matlin – 1st Alt.

Mr. Jakositz – 2nd Alt.

NAYS: 0

MOTION: Approved

Laborer's Local 3, 1121 Bristol Road, Block 7.D, Lot 35 – Applicants proposed to install a wall sign. New variance includes the wall sign over three feet tall, where six feet, six inches were proposed.

Mr. Jeffrey Stephens, Esq. of Islin, NJ represented the applicants for the wall sign.

The building was purchased by the Local in 2015.

Attorney Stephens believed that the height of the sign was appropriate for the building.

It would be the logo for the Laborer's Local 3.

There were approximately 2700 members in North American in the union and the new sign would be a positive ID sign for the building when meeting were held there.

Mr. Tomaine expressed his concern regarding the proposed height of the sign.

Attorney Stephens stated that due to the shape of the State of New Jersey, any smaller size for the sign would be ineffective. Attorney Stephens stated that there would be a positive impact in the community and that the proposed sign would not face any residential properties. Mr. Tomaine stated that only members of the Local would be seeing the sign, it would not be visible from the road.

Attorney Loughlin duly swore in Mr. Tim Farley from American Signcrafters in New York.

Several members commented that that sign was too high.

Several members questioned if the sign would be illuminated. Several board members stated that they would approve the sign if the sign would not be illuminated. Mr. Farley agreed not to illuminate the sign.

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

ROLL CALL VOTE:

AYES: Mayor Mirabelli
Co. Mortimer
Mr. Disko
Mr. Zawislak
Mr. Garran
Mr. Wyvratt
Mr. Matlin – 1st Alt.
Mr. Jakositz – 2nd Alt.

NAYS: Mr. Tomaine

MOTION: Approved

NG Construction Inc., 1131-1139 Route 22, Block 23.C, Lot 8.H-18.B – Applicants proposed site plan and development to install canopies onto their commercial building. Existing variance includes side yard under 15 feet where 10.62 feet exists. New variances include lot coverage over 75 percent where 85.74 percent and 96.85 percent are proposed, and location of the canopies which were considered accessory structures within ten feet of the principal structure, and insufficient parking.

Mr. Stephen Hehl, Esq. of Hehl and Hehl represented the applicants.

The owners of NG Construction would like to install two canopies on their buildings in order to shelter and protect their equipment that was stored outside on the property.

Attorney Loughlin duly swore in Mr. Gerard Burdi of Basking Ridge as one of the corporate president of Union Paving.

Mr. Burdi described what his company does and what the equipment was used.

Mr. Burdi explained that he believed that the canopies would provide shelter not only for the equipment that was stored outside in the yards but also provide shelter for the employees that were working on the equipment.

Attorney Hehl reviewed Mr. Disko's report. He informed Mr. Disko that the applicants would comply with all his recommendations.

Attorney Loughlin duly swore in Mr. Michael Lanzafama of Harbor Associates and the engineer and planner. He did not have to give his credentials to the board.

Exhibit A-1: Ariel photographs showing the location of the structures.

Mr. Lanzafama described where the property was located on Route 22 as well as the location of the structures on the property.

Mr. Lanafama also described the surrounding properties

Mr. Lanzafama described the size of each canopy and where it would be located on the building.

There would also be a wash-down pad to wash the outside equipment. They must also get approval from Rahway Valley Sewerage Authority due to the fact that the inlet to the sewer connect would run out to Route 22. The pad would be maintained by the property owner. Fees would be paid to either RVSA or the municipality.

Mr. Lanzafama discussed parking: Although some parking spaces would be eliminated due to the washing pad, Mr. Lanzafama assured the board that there would still be plenty of parking.

Mr. Matlin inquired as to where the equipment would be stored. Any equipment that needed to be repaired would be stored inside the buildings, then the equipment would be stored outside. The equipment would be stored underneath the canopies.

Attorney Loughlin duly swore in Mr. Ben Horton of Randolph, NJ as the design architect.

Mr. Horton described how the canopies would be constructed, what they would be made of and what colors they would be.

Attorney Hehl gave his summation to the board.

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

Conditions:

A condition of approval would be that sanitary sewer connection fees and infiltration and inflow fees be paid. The applicant must get approval from RVSA.

ROLL CALL VOTE:

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

NAYS: Mr. Tomaine

MOTION: Approved

DISCUSSION:

Attorney Loughlin informed the board that there would be two changes to the resolution for Capitol Senior Housing.

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

Ruth M. Rees

