

**PLANNING BOARD  
FEBRUARY 23, 2016**

The Mountainside Planning Board met on Tuesday, February 23, 2016 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, Messrs. Disko, Ford, Matlin, Jakositz, Parker, Tomaine, Younghans, Zawislak, Attorney Loughlin, and Secretary Rees.

ABSENT: Councilwoman Fech-Caccamo, Mr. Garran.

**MEMORIALIZATIONS:**

Watchung Stables, 1160 Summit Lane, Block 2, Lot 4 – Informal presentation of an indoor riding arena with pavilion improvements. Mr. Zawislak made a motion to approve the resolution and Mr. Disko seconded the motion. All were in favor.

Uncle Bob's Self Storage, 1229 Route 22, Block 23.C, Lot 2.02 – Applicants proposed a site plan and development of a third self-storage building that would be located behind Building A and adjacent to Building B. Mr. Zawislak made a motion to approve the resolution and Mr. Younghans seconded the motion. Mr. Tomaine abstained. All other board members voted in favor of the resolution.

Stage House Tavern 3 LLC, 1099 Route 22, Block 23.C, Lot 12 – Applicant proposed a site plan, interior renovations, and ground sign from a former restaurant and catering facility to a full-time restaurant. Mr. Zawislak made a motion to approve the application and Mr. Parker seconded the motion. Mr. Tomaine abstained. The other board members voted in favor of the resolution.

**ANNOUNCEMENT:**

Mr. Tomaine informed the members of the audience that the townhouse application for Alpine at Mountainside, 1490 and 1496 Route 22, Block 3.A. Lot 17 and 18 was postponed and may be heard at the March 22, 2016 meeting.

**DISCUSSION:**

C.F.G.R., 151 Wild Hedge Lane, Block 11, Lots 1 & 2.B – Applicant requested an extension of time to perfect a previously approved subdivision, through filing of the subdivision deed.

Mr. Bruce Bergen, Esq. of Krevsky, Silber and Bergen, Cranford, NJ represented Mr. Ralph Rapuano, the property owner of 151 Wild Hedge Lane and C.F.G.R.

Attorney Loughlin advised Attorney Bergen and the board regarding the history of the preliminary and final subdivision applications. Attorney Loughlin informed the board that final subdivision was never completed.

Attorney Loughlin explained that Mr. John Chadwick, the board's planner, determined that although final resolution was memorialized in November, 2013, the applicant did not obtain any signed maps or file the maps with the County Clerk. Therefore, Mr. Chadwick also determined that the final subdivision approval had expired.

Attorney Loughlin advised that Mr. Rapuano was required to come before the board by the June 2016 meeting, due to the fact that the permit extension act expires on June 30, 2016. Mr. Rapuano should apply for final subdivision in a timely manner.

Mr. Disko informed Attorney Bergen that there had been no zoning changes or no setback changes. Although changes in the height of structures have recently changed several times, it was now back to the original thirty-five feet high and floor area ratio would come into play.

Attorney Loughlin stated that the Wild Hedge Lane Association should be notified of any and all proceedings.

Attorney Loughlin advised that all resolutions should be reviewed.

No action would be taken at this time.

End discussion.

Wojtkunski/Palchik, 1144 Maple Court, Block 5.P, Lot 8 – Applicants proposed the construction of a shed in the rear yard of a single-family dwelling. Existing variances included lot area under 15,000 square feet where 14,474 square feet existed, foundation area over 15 percent where 16 percent existed, and an existing pool and patio area. A new variance included ground projections over 3.75 percent where 4.4 percent was proposed.

Attorney Loughlin duly swore in Ms. Janice Wojtkunski as the homeowner.

Ms. Wojtkunski explained that an existing shed was rotting and needed to be replaced. The existing shed was 10' x 8' and she would like to replace it with a larger shed that would be 10' x 14', and that it would be in the same location.

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

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

ROLL CALL VOTE:

AYES: Mr. Disko  
Mr. Tomaine  
Mr. Zawislak  
Mr. Matlin  
Mr. Parker  
Mr. Younghans  
Mr. Jakositz

NAYS: 0

MOTION: Approved

Burchala, 1141 Corrinne Terrace, Block 5.T, Lot 14 – Applicants proposed to install solar panels onto the roof of a single-family dwelling. Existing variances included side yard under 10 feet or 10 percent width where 10.86 feet existed, lot area under 15,00 square feet where 14,747+/- square feet existed, lot area within 150 feet, driveway in the side yard, and a shed in the rear of the property. New variance included the solar panels where were considered an accessory structure and use.

Attorney Loughlin duly swore in Ms. Regina Buchala as the homeowner and Mr. Robert Jones, the sales representative for Trinity Solar,

The solar panels would be located in the rear of the roof. There would be approximately twenty-six black-on-black panels.

Mr. Jones described the proposed solar panel system.

No trees would be removed.

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

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

ROLL CALL VOTE:

AYES: Mr. Disko  
Mr. Tomaine  
Mr. Zawislak  
Mr. Matlin  
Mr. Parker  
Mr. Younghans  
Mr. Jakositz

NAYS: 0

MOTION: Approved

DISCUSSION:

Mr. Disko informed the board that he received a letter from the New Jersey Department of Transportation regarding D.O.T. access for the proposed Stage House Tavern 3 LLC at 1099 Route 22. The letter concluded that access would be permitted.

Alpine at Mountainside, 1490 and 1496 Route 22: Due to the fact that the applicants were no longer seeking approval to subdivide the property; only for construction of the townhouses, the applicants must re-notice to all property owners within 200 feet.

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

Ruth M. Rees



























