

**PLANNING BOARD**  
**JULY 24, 2018**

The Mountainside Planning Board met on Tuesday, July 24, 2018 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 and Councilman Dierkes, Messrs. Disko, Ford, Garran, Parker, Tomaine. Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Messrs. Jakositz, Matlin and Younghans

The minutes of the June 26, 2018 meeting were approved as presented.

MEMORIALIZATIONS:

Regency International, 253 Sheffield Street and 1112 Bristol Road, Block 7.04, Lot 3 – Applicant was seeking site plan approval for the installation of three exterior overhead doors and a handicap ramp on an existing commercial building. Existing variances included front yard parking, foundation area over 35 percent where 55 percent existed, and lot coverage over 75 percent where 83 percent existed. New variance included insufficient parking.

A motion was made and seconded to approve the resolution. All were in favor.

Yasinski/Current, 363 Darby Lane, Block 7.07, Lot 7 – Applicant proposed an addition onto a single-family dwelling. Existing variances included lot area under 15,000 square feet where 12,464 square feet existed, lot width under 100 feet where 85 feet existed, and lot area within 150 feet. New variances included side yard under 10 feet or 10 percent width where 5.5 feet was proposed, and driveway in the side yard setback where 7 feet was proposed.

A motion was made and seconded to approve the resolution. All were in favor.

Mr. Tomaine announced that Maxwell Family Court on Mountain Avenue withdrew their application and Maxwell Court LLC on Sherwood Parkway was postponed.

NEW BUSINESS:

Downey General Contracting (The Sheffield Group), 269 Sheffield Street, Block 7.04, Lot 1 – Applicant proposed a Change of Tenancy for office and warehouse use, with overhead door construction to an existing commercial building. Existing variance included lot coverage over 75 percent.

Mr. Alan Adler Esq. of Morristown, NJ represented the applicant for the Change of Tenancy.

Attorney Loughlin duly swore in Mr. James Weill of Millburn, NJ as the architect. He gave his credentials to the board.

Mr. Weill described the existing site.

He explained that the applicant would like to convert six different offices into a 2200 square foot office and warehouse unit that would include a newly renovated office and bathroom, new overhead door, new drive-through door and new exit door.

In order to accommodate the loading area and exit door, three parking spaces would have to be eliminated. However, on average, only 23 parking spaces were used on any given day so parking would be adequate. Mr. Disko informed the board that he had been at the site and there were 22 cars in the parking lot. There would be no impact on the parking spaces.

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

Attorney Loughlin duly swore in Mrs. Nancy Feigel of Summit, NJ as the owner and landlord of the building.

Mrs. Feigel testified that the owner of Downey General Contracting has leased office space in their building since 2012 but that he stores his equipment elsewhere. He would like to consolidate his company to one site.

Mrs. Feigel described the type of business.

Mrs. Feigel assured the board that no vehicles would be parked on-site overnight.

Attorney Loughlin reviewed Mr. Disko's report with Mrs. Feigel. Mrs. Feigel stated that she would comply with Mr. Disko's request to retro-fit the catch basin and had already hired a contractor to repair it.

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

Attorney Adler gave his summation to the board.

#### CONDITIONS:

- No outdoor storage of equipment
- No overnight parking
- Property owner must repair the catch basin

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. Dierkes  
Mr. Disko  
Mr. Tomaine  
Mr. Zawislak  
Mr. Garran  
Mr. Parker  
Mr. Ford

NAYS: 0

MOTION: Approved

#### DISCUSSION:

Ricciardi resolution: It was brought to the board's attention by Mr. Ricciardi's architect, Mr. Jose Gennaro that the proposed paver patio had been eliminated in the resolution and, in fact, the proposed patio had been approved by the board. Attorney Loughlin asked if the resolution could be revised to indicate that the paver patio could be reinstated in the resolution. A motion was made and seconded to revise the resolution to allow the patio to remain. All were in favor.

Having no further business, the meeting was duly adjourned at 8:05 pm.

























