

**PLANNING BOARD**  
**FEBRUARY 28, 2017**

The Mountainside Planning Board met on Tuesday, February 28, 2017 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: Messrs. Disko, Ford, Garran, Jakositz, Matlin, Parker, Younghans, Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Mr. Tomaine

The minutes of the January 24, 2017 meeting were approved as presented.

MEMORIZATION:

Stage House Tavern 3 LLC, 1099 Route 22, Block 23, Lot 12 – Applicant proposed outdoor seating and bar areas, and an expansion of an existing restaurant use that would have included a stage area. A motion was made and seconded to approve the resolution. The application was denied. All members who were eligible to vote, approved the resolution.

NEW BUSINESS:

Menaker, 1595 Brookside Road, Block 8.02, Lot 9 – Applicant proposed an addition and replacing a deck and pool. Existing variance included a shed in the side yard. New variances included ground projection over 3.75 percent where 10.4 percent was proposed, lot coverage over 30 percent where 33.7 percent was proposed, pool equipment in the side yard setback and a fire pit in the front yard.

Mr. Disko recused himself from hearing the application.

Attorney Loughlin duly swore in Susan and Robert Menaker, the homeowners; and Mr. David Bailey, the architect. Mr. Bailey did not have to give his credentials.

Mrs. Menaker testified that she would like to enlarge the kitchen and relocate the pool. Mrs. Menaker stated that both the deck and the pool needed to be replaced.

Mr. Bailey proceeded to review the plans for the renovations and proposed kitchen addition, deck, pool, Jacuzzi (that would be located on the deck. He also reviewed the variances.

When Mr. Zawislak inquired about the proposed deck enlargement, Mrs. Menaker stated that she did not want to reduce the size of the deck. Mrs. Menaker testified that in order to get to the pool, she needed the deck in order to go from the house, to the deck, to the pool. There are currently two decks. They would be combining the two decks into one deck. The proposed deck would be lower than the kitchen addition.

Mr. Bailey indicated that the new pool would not be completely in-ground due to the high water table. They would be making the pool a little larger; from 300 square feet to 400 square feet.

Exhibit A-1: Revised drawing showing the pool equipment with a conforming setback.

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

Mr. Matlin inquired as to what the justification would be in construction a new deck and pool. Mrs. Menaker stated that she would need to get from the house to the pool and that she would like a deck to put a table and chairs and BBQ grill. Mrs. Menaker also stated that they would be purchasing the smallest vinyl pool that was available.

Mr. Younghans suggested that a corner of the deck be reduced in order to reduce ground projection.

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

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

ROLL CALL VOTE:

AYES; Mr. Zawislak  
Mr. Garran  
Mr. Parker  
Mr. Jakositz  
Mr. Ford

NAYS: Mr. Matlin  
Mr. Younghans

MOTION: Approved

Rodriguez, 1128 Corrinne Terrace, Block 5.19, Lot 12 – Applicant proposed a second story addition and renovations to an existing single-family dwelling. Existing variances included lot area under 15,000 square feet where 12,196 square feet existed, lot width under 1000 feet where 99.95 feet existed, and lot area within 150 feet. New variances included front yard under 30 feet where 29.6 feet was proposed and ground projections over 3.75 percent where 4.6 percent was proposed.

Attorney Loughlin duly swore in Mr. Fraymil Rodriguez, the homeowner, and Mr. David Singer, the architect. Mr. Singer did not have to give his credentials to the board.

Mr. Singer stated that the homeowner would like to construct a second story and make renovations to an existing ranch-style, single-family dwelling, in order to make it into a four bedroom home.

Mr. Singer stated that they would like to square off the corner of the house and the garage.

Mr. Singer stated that they could eliminate the canopy in order to eliminate the ground projection variance. The side entrance and walkway could also be eliminated.

The garage would be renovated so that the garage connects to the first floor instead of the basement.

Mr. Zawislak and Mr. Matlin stated that there were discrepancies in the ground projection between two different plans. Mr. Zawislak stated that the plans appeared to be an old set of plans, not what was being presented. Mr. Disko explained the discrepancy in the ground projection.

The existing deck would remain.

There would be an overhang on the front and sides of the house.

The board reviewed the variances which consisted of front yard encroachment and ground projection area.

Mr. Singer explained why the roof design was so different was due to the fact that the future homeowner wanted a completely different type of house. The future homeowner would like a very modern house versus a more traditional-type home. The board members expressed their view regarding the proposed house.

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

Mr. Ford inquired if the homeowner would be willing to reduce the size of the deck and to cut back on the overhangs. Mr. Singer stated that the overhang could be cut back by approximately 6 inches all around.

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

ROLL CALL VOTE:

AYES: Mr. Matlin  
Mr. Parker

NAYS: Mr. Disko  
Mr. Zawislak  
Mr. Youngmans  
Mr. Jakositz  
Mr. Garran

MOTION: DENIED

Whalen/Trentacoste, 12 Rodman Lane, Block 2.02, Lot 21.01 – Applicants proposed the construction of an addition and alterations onto a single-family dwelling. Existing variances included lot area under 15,000 square feet where 10,089 square feet existed, lot width under 100 feet where 84.4 feet existed, lot area within 150 feet. New variances included foundation area over 15 percent where 15.1 percent was proposed, floor area ratio over 24 percent where 25.7 percent was proposed, and an air conditioning unit in the side yard at 14.5 feet where 15 feet was required.

Attorney Loughlin duly swore in Mrs. Bethanne Trentacoste-Whalen and Mr. Nicholas Whalen, and Mr. Armstrong as the architect. Mr. Armstrong gave his credentials to the board.

Mrs. Trentacoste-Whalen testified that they would like to add a family room, sitting room and a fourth bedroom over the garage.

The variances were reviewed.

The Whalens would like to square off the back of the house and add a master bedroom. The first floor addition would only be increased by four feet. They would also be adding an 18' x 18' overhang over the garage. They would be going from 2704 square feet to 2761 square feet of ground area.

Exhibit A-1: Photographs of the existing property

The board discussed the proposed Floor Area Ratio.

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

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

ROLL CALL VOTE:

AYES: Mr. Zawislak  
Mr. Garran  
Mr. Matlin  
Mr. Parker  
Mr. Younghans  
Mr. Jakositz

NAYS: Mr. Disko

MOTION: Approved

Lombardi, 1090 Prospect Avenue, Block 6.02, Lot 14 – Applicant proposed to construct a driveway enlargement in the side yard setback and a garage addition. New variance included the driveway in the side yard within a two-foot setback where 11.7 feet was required.

Attorney Loughlin duly swore in Mr. Pasquale Lombardi as the homeowner.

Mr. Lombardi explained that he would like to add a mudroom from the garage to the house and would like to move the garage eight feet closer to the street and they would like to widen the driveway by eight feet. The driveway would be moved closer to the side yard setback.

The proposed mudroom addition would not require any variances.

Mr. Disko inquired if any of the bushes would have to be removed. Mr. Lombardi stated that the bushes would remain.

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

ROLL CALL VOTE:

AYES: Mr. Disko  
Mr. Zawislak  
Mr. Garran  
Mr. Matlin  
Mr. Parker

NAYS: 0

Mr. Younghans  
Mr. Jakositz

MOTION: Approved

Having no further business the meeting was adjourned at 8:55 p.m.

Ruth M. Rees  
Secretary



























