

**BOROUGH OF MOUNTAINSIDE**  
Planning Board Reorganization & Regular Meeting  
**MINUTES**  
January 28, 2020

**CALL TO ORDER**

The meeting was called to order at 7:30 p.m. in the Mountainside Municipal Building. Nancy Probst read the Open Public Meetings statement in accordance with the law.

**FLAG SALUTE & ROLL CALL**

**Present**

Mr. Disko, Mr. Tomaine, Mayor Mirabelli, Councilman Dierkes, Mr. Zawislak, Mr. Garran, Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon, Mr. Kostin

**Absent**

None

**Also Present**

Vince Loughlin, Board Attorney

Nicole Halleran, Board Secretary

Nancy Probst, Interim Board Secretary

**APPOINTMENTS/OATHS OF OFFICE**

Mr. Loughlin administered Oaths of Office to Thomas Parker, Thomas Jakositz, Steve Matlin, Karen Dillon, Victor Kostin Jr.

**ELECTION OF OFFICERS**

**Motion** by Mr. Zawislak, seconded by Mr Disko and unanimously carried to nominate John Tomaine as Chairman. There being no further nominations, a single ballot was cast and **Mr. Tomaine** was designated **Chairman**.

**Roll Call:**

**Aye:** Mr. Disko, Mayor Mirabelli, Councilman Dierkes, Mr. Zawislak, Mr. Garran, Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon, Mr. Kostin

**Nay:**

**Abstain:** Mr. Tomaine

**Motion** by Mr. Tomaine, **seconded** by and unanimously carried to nominate Mr. Disko as Vice Chairman. There being no further nominations, a single ballot was cast and **Mr. Zawislak** was designated **Vice Chairman**.

**Roll Call:**

**Aye:** Mr. Disko, Mr. Tomaine, Mayor Mirabelli, Councilman Dierkes, Mr. Garran, Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon, Mr. Kostin

**Nay:**

**Abstain:** Mr. Zawislak

**RESOLUTIONS**

### **APPOINTMENT OF BOARD PROFESSIONALS**

**Motion** by Chairman Tomaine, **seconded** by Mr. Zawislak and unanimously carried to reappoint Vince Loughlin as Board Attorney. Motion carried by voice vote.

There was a Motion which was seconded and unanimously carried to reappoint Mike Disko as Township Engineer. Motion carried by voice vote.

**Motion** by Chairman Tomaine, **seconded** by Mr. Disko and unanimously carried to reappoint John Chadwick as Board Planner. Motion carried by voice vote.

**Motion** by Chairman Tomaine, **seconded** by Mr. Disko and unanimously carried to reappoint NV5 as Traffic Consultant/Engineer. Motion carried by voice vote.

### **MEETING DATES**

**Motion** by Chairman Tomaine, **seconded** by Mr. Zawislak and unanimously carried to adopt the meeting dates as presented. Motion carried by voice vote.

### **APPOINTMENT OF BOARD SECRETARY**

**Motion** by Chairman Tomaine, **seconded** by Mr. Zawislak and unanimously carried to appoint Nicole Halleran as Board Secretary through December 31, 2020. Motion carried by voice vote.

### **OFFICIAL NEWSPAPERS**

**Motion** by Chairman Tomaine, **seconded** by Mr. Zawislak and unanimously carried to designate the Local Source, Star Ledger, Westfield Leader and Courier News as the Official Newspapers for 2020. Motion carried by voice vote.

### **CHAIRMAN'S REPORT**

**Motion** by Chairman Tomaine, **seconded** by Mr. Zawislak to forward the report [with editorial changes] to the governing body. Motion carried by voice vote.

Adjourned to regular meeting at 7:43PM

Mayor Mirabelli & Councilman Dierkes recused at 7:44PM

### **REGULAR MEETING**

#### **APPLICATIONS:**

**Alpine of Mountainside LLC** has been carried to the February 25, 2020 meeting as per the applicant's request

**RAMESH / GULATI** - Block 7.03, Lot 18 (450 Summit Rd)

*Rooftop Solar Panels (single family dwelling)*

Board Attorney Vince Loughlin swore in Homeowner Shreyas Ramesh of 450 Summit Rd and Solar expert Daniel W. Dunzik of 370 Burtonhill Rd, Skillman, NJ. Mr Dunzik is a licensed architect under contract with the homeowner for the solar panels and Momentum Solar will be doing the work. Mr Dunzik has done the design work and is representing the solar company.

The design features a rooftop mounted Solar system on an existing roof. The system is a 13.8 Kilowatt DC system with rooftop mounted solar panels that have a micro-inverter on the back side of the panel that converts the power from DC to AC. The AC current lines are then run down to a central wiring location to a disconnect for emergency services and then wired into the existing home. The system

consists of 40 modules that will be mounted on the South facing roof. Mr Dunzik stated this particular house was sited for solar upon being built in the 70s and is oriented on the site for Southern exposure. The 13.8 Kilowatt system is for on-site demand and not designed to put power onto the grid. Some months will have less production than they consume and some months will have more. The homeowner will be credited for those months. Mr Dunzik reverted back to the application where the ordinance states solar panels intent should be to promote health and safety in installing solar. This property has a non-conforming existing condition with overage in the front yard setback, the new unit is not ground mounted (roof mounted) and does not affect lot coverage. Existing roof structure is discussed in length. The house has a South facing roof to accommodate solar panels and no trees will come down for this project.

Mr Dunzik stated that each panel is independently wired and monitored. The monitoring and financing of the panels is discussed at length. The panels are owned by the finance company and financed by the homeowner and the electricity generated is used by the homeowner. There are 40 panels that are on the side roof of the house facing the slope (hill) of the property and are not seen from the road. Photos (5) submitted as evidence that were taken on 9/26/2019 and no modification made since photos were taken. Homeowner will pay a finance company a monthly set amount to finance the panels, and Momentum Solar installs the panels. If panels fail, the finance company is notified and Momentum Solar is notified.

Roof is about 5 years old, new shingles installed about 5 years ago. Part of the standard finance/solar company contract is to replace roof if needed. Panels are black and the trim (skirt) around them are black. In Architect's (Mr Dunzik) opinion the panel system in question is the best on the market and the most expensive. Homeowner stated that the company promised the panels will supply 98% of energy used the first year and then reduces after that based on the age of the system, up to 25 years.

Mr Dunzik reinforced that the system's inherent value is safe and in the best interest of the ordinance and begins to speak about the non-conforming lot. Mr Loughlin interjected that the review confirms that the system is a roof installed system and not impacting ground coverage, so no further discussion needed on lot coverage.

No Comments from public.

There was a motion and a second to approve the application.

**Roll Call:**

**Aye:** Mr. Disko, Chariman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon, Mr. Kostin

**Nay:**

**Abstain:**

Result: APPROVED

**ARANJO - Block 15.12, Lot 10 (250 Hickory Lane)**

*Addition (Partial Roof over existing porch)*

Board Attorney, Vince Loughlin, swore in homeowner applicant Jeffrey Aranjó of 250 Hickory Lane, Mountainside, NJ and his father Manny Aranjó of 478 MaryAllen Lane, Mountainside.

Mr Disko reviewed the materials that the board received and explained the variance is needed for coverage on ground projection and front yard setback. Manny Aranjó stated there is an existing porch and the variance is needed to finish the roof over the existing porch- with one section that is about 6 feet and he wants to finish off the roof for that section. The new roof is the reason for both variances because the existing front porch is currently un-covered. Mr Disko states the porch is not included in the ground projection but the roof covering is included.

The roof will not project beyond the existing porch, it will be even with the existing porch. There will be no extension of the existing porch, the addition will cover the existing portion and stay in-line.

Mr Disko reiterated the existing porch is a ground level element and not a raised porch, therefore, is not included in the calculations.

Mr Zawislak questioned if the added roof will match the house and Mr Aranjo stated the roof will match. There was a motion and a second to approve the application.

**Roll Call:**

**Aye:** Mr. Disko, Chariman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon, Mr. Kostin

**Nay:**

**Abstain:**

Result: APPROVED

**MINUTES**

A **Motion** to approve the Minutes of December 19, 2019 was made by Mr Zawislak and **seconded** by Mr Parker.

**ROLL CALL VOTE:**

Aye: Mr Disko, Chairman Tomaine, Mr Zawislak, Mr Garran, Mr Parker, Mr Matlin, Mr Jakositz.

Nay:

Abstain:

A **Motion** to adjourn made by Chairman Tomaine. All Ayes.

**PUBLIC COMMENT**

No Public comment or questions.

**ADJOURNMENT**

The meeting was adjourned at 8:16PM

Respectfully submitted,

\_\_\_\_\_  
Nicole Halleran

**APPROVED** \_\_\_\_\_