

**PLANNING BOARD
FEBRUARY 27, 2018**

The Mountainside Planning Board met on Tuesday, February 27, 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: Messrs. Disko, Garran, Jakositz, Matlin, Parker, Tomaine, Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Mr. Ford and Mr. Younghans

The minutes of the January 2018 meeting were approved as presented.

MEMORIALIZATIONS:

James and Megan Miller, 266 Bridle Path, Block 15.03, Lot 8 – Applicants proposed to construct an addition. This application was denied. A motion was made and seconded to approve the resolution. All were in favor.

Stapleton/Ropelski, 1264 Virginia Avenue, Block 16.10, Lot 6 – Applicants proposed to expand their driveway into the side yard setback. The resolution was amended. A motion was made and seconded to approve the resolution as amended. All were in favor.

Stage House Tavern 3, 1099 Route 22, Block 23.3, Lot 12 – Applicants proposed preliminary and final site plan of expansion of the restaurant including outdoor seating and bar areas. This resolution was amended. A motion was made a seconded to approve the resolution as amended. All were in favor.

OATH OF OFFICE:

Due to the fact that Mr. Thomas Jakositz was absent at the January reorganization meeting, Attorney Loughlin issued him the Oath of Office as the first alternate.

NEW BUSINESS:

Jason Williams, 999 Chimney Ridge Drive, Block 7.14, Lot 1 – Applicant proposed to install solar panels onto the roof of a single-family dwelling. Existing variances included driveway in the side yard where three feet existed, and a shed in the rear yard where one foot existed. New variance included the solar panels which were considered an accessory structure and use.

Attorney Loughlin duly swore in Mr. Jason Williams, the homeowner, and Mr. Patrick Schliep, the service technician of RGS Energy in New York.

Mr. Schliep described the proposed system. There would be approximately 31 panels, all of which would be black.

No trees would be removed.

The system would be owned, not leased.

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. Garran seconded the motion.

ROLL CALL VOTE:

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

NAYS: 0

MOTION: Carried

Vito and Patricia Gagliardi, 1026 Ledgewood Road, Block 7.14, Lot 5 – Applicants proposed to construct an in-ground pool and patio in the rear of a single-family dwelling. Existing variances included foundation area over 15 percent where 15.4 percent existed, and driveway in the side yard where two feet existed. New variance included lot coverage over 30 percent where 41.8 percent was proposed.

Mr. Parker recused himself from hearing the application.

Mr. Joseph Paparo, Esq. represented the applicants.

Attorney Paparo reviewed the application and variances.

Attorney Loughlin duly swore in Mr. Vito Gagliardi Jr., the homeowner, and Mr. Jeffrey Egarian, the civil engineer of Fairfield, NJ. Mr. Egarian gave his credentials to the board.

Mr. Gagliardi was seeking approval to construct an in-ground pool, slide and patio, and put in stepping stone and filtration equipment. There would also be extensive landscaping around the pool.

There would be a 227 square foot increase in ground coverage. Mr. Egarian felt that there would not be any impact to the adjacent property owners.

Mr. Egarian described the proposed drywell. He indicated that there were some discrepancies on the survey. The drainage plans had not been submitted to the Borough Engineer.

Mr. Egarian described the existing and proposed patios. It was suggested that the proposed patio could be eliminated in order to reduce lot coverage. It was also suggested that the concrete walkway on the left-hand side of the house could also be removed in order to reduce lot coverage, however, the homeowners said that that would be too difficult. Some of the concrete walkway is underneath the retaining wall.

The board discussed the proposed larger patio with a fire pit.

Mr. Matlin inquired if the pool could be redesigned to reduce lot coverage, however, Mr. Egarian informed him that he was not involved with the design of the pool.

The board discussed the variances for lot coverage and how it could be reduced. If just about everything was eliminated, all that would be left would be the pool and the existing patio.

Exhibit A-1: Property survey showing everything that was existing on the property

Mr. Gagliardi described the property, including the landscaping and retaining wall.

Mr. Disko inquired if the entire pavement around the property was necessary. Mr. Gagliardi indicated that the walkways around the property were necessary.

The board again discussed what could be eliminated in order to reduce lot coverage.

The applicants agreed to eliminate the proposed upper patio, slide, stepping stones, and steps.

Attorney Paparo gave his summation to the board.

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

ROLL CALL VOTE:

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

NAYS: 0

MOTION: Approved

Fontaine Gatti, 1365 Wood Valley Road, Block 15.12, Lot 28 – Applicant proposed to construct a sunroom in the side yard setback onto a single-family dwelling. Existing variances included front yard under 30 feet where 29.1 feet existed, lot area under 15,000 square feet where 10.657square feet+/- existed, lot width under 100 feet where 80 feet+/- feet existed, and lot area within 150 feet. New variances included foundation area over 15 percent where 18.8 percent was proposed, and lot coverage over 30 percent where 31.2 percent was proposed.

Attorney Loughlin duly swore in Ms. Fontaine Gatti, the homeowner, and Mr. Richard Rader of Harbor Associates, the land surveyor. Mr. Rader gave his credentials to the board.

Ms. Gatti stated that she would like to convert an existing porch into an all year round sunroom for her hobbies.

The proposed sunroom would be built over a portion of a patio. The sunroom would be 12' x 10', glass enclosed.

The variances were reviewed as well as the existing and proposed side yard setbacks.

Exhibit A-1: Photograph of the back of the house.

Ms. Gatti testified that she would remove the lattice work/pergola if the sunroom was approved.

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

CONDITIONS:

The sunroom must remain a sunroom and cannot be converted to living space.

ROLL CALL VOTE:

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

NAYS: 0

MOTION: Approved

Having no further business, the meeting was adjourned at 9:05 p.m.

Ruth M. Rees

