

**PLANNING BOARD  
AUGUST 22, 2017**

The Mountainside Planning Board met on Tuesday, August 22, 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: Mayor Mirabelli, Council Fech-Caccamo, Messrs. Disko, Garran, Ford, Jakositz, Parker, Tomaine, Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Messrs. Ford, Matlin and Parker

The minutes of the July 25, 2017 meeting were approved as presented.

DISCUSSION:

Pomball Builders, 1260 Virginia Avenue, Block 16.10, Lot 1.01-1.03. Pomball Builders were requesting a 60-day extension in order to be able to record the proper subdivision deeds.

Mr. Alcides Andril, Esq., representing Pomball Builders explained that he needed a little more time to record the deeds for the subdivision that were recently heard by the board.

Attorney Loughlin explained the law regarding deed extensions.

Attorney Loughlin informed Attorney Andril that he had already prepared the resolution in order to expedite the filing.

Having no further discussion, Mr. Zawislak made a motion to approve the extension and resolution and Mayor Mirabelli seconded the motion.

ROLL CALL VOTE:

AYES: Mayor Mirabelli  
Co. Fech-Caccamo  
Mr. Disko  
Mr. Tomaine  
Mr. Zawislak  
Mr. Garran

NAYS: 0

Mr. Younghans  
Mr. Jakositz

MOTION: Approved

Mountainside Board of Education/Deerfield School and Beechwood School, 302 Central Avenue, Block 5.21, Lot 23 and 1497 Woodacres Drive, Block 3.24, Lot 10  
The planning board would conduct a courtesy review of a proposed maintenance garage adjacent to the rear parking lot at Deerfield School. Circulation changes were also proposed in the Deerfield School parking lot as well as paving of the parking lot at Beechwood School.

Attorney Loughlin duly swore in Mr. Frank Messineo architect for Solutions Architecture and Mr. Paul Anderson, professional planner.

Beechwood School: Mr. Anderson testified that they would replace the curbing in the parking lot in front of the school with Belgium block curbing as well as paving the parking lot. A new drainage system would be installed along with new leaders. Ramps would be added, and the old playground would be removed.

Deerfield School (front): Mr. Anderson described the existing and proposed drop-off zone in front of the school. A new sidewalk would be constructed that would be wider than the existing sidewalk. Eight parking spaces would have to be removed in order to accommodate the wider sidewalk. The handicap parking spaces would be relocated. Mr. Anderson felt that these changes would be much safer for the children being dropped off at the school. The traffic circulation would remain the same.

Mr. Younghans inquired about the existing speed bumps. Mr. Anderson stated that the speed bumps could be removed if the board wanted them to be removed.

Deerfield School (rear): Mr. Anderson testified that the parking lot would be repaved and existing curbing would be replaced. The drainage system would be improved and the existing inlets would be relocated. Certain areas would be re-graded in order to prevent ponding that now happens at the school.

Maintenance garage/shed: Would be built in the rear of the school. It would be located outside the flood hazard area. There would be no impact on the storm water zone.

Attorney Loughlin duly swore in Mr. Wayne DiVico as the buildings and grounds supervisor.

Mr. DiVico testified that the new structure would house lawn mowers, snow blowers and other maintenance equipment. The new garage would be much safer for

everyone at the school. The old maintenance shed would now store gym equipment for the physical education teachers.

The board reviewed Mr. Disko's report with Mr. Anderson.

- #3: Storm water – minor improvements. Did not submit a storm drainage plan. Mr. Disko requested a drywell.
- #4: DEP Permits are not required. Permit by rule.
- #5: Sidewalk elevation – will be pitched towards the tennis courts. Mr. Disko expressed his concern that it would pond. Sidewalks would be contoured. Will not create a low spot.
- #6: The Little League sidewalk would be pitched towards the field and access drive.
- #7: Interior alterations and renovations – in the process of renovating ADA bathrooms, asbestos abatement, etc.
- #8: Parking lot circulation in front of the school. Mr. Anderson described the changes in the drop-off area. Approximately 8 parking spaces would be eliminated.
- #9: Stop signs. Mr. Disko stated that the stop signs should be replaced.

End review.

Mr. Younghans stated that the queuing at the drop off area was a big problem and should be resolved. Mr. Anderson discussed this at length with the board. Drop-off on the outer lane would no longer be permitted. Children would be let out right onto the sidewalk.

Mayor Mirabelli suggested that the outer lane be blocked off. Mr. Anderson stated that the queue line would be much longer.

Mr. Younghans suggested that staff be trained to keep the line moving.

Mr. Anderson described the proposed inlets to Mr. Disko and assured Mr. Disko that the inlets would be appropriately labeled.

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 courtesy review and Co. Fech-Caccamo seconded the motion. Mr. Tomaine noted that the board would act as an advisory board only.

#### RECOMMENDATIONS:

- Stop signs to be replaced
- Submit drainage system to be approved by the Engineer
- Traffic queuing in the front of the school

ROLL CALL VOTE:

AYES: Mayor Mirabelli  
Co. Fech-Caccamo  
Mr. Disko  
Mr. Tomaine  
Mr. Zawislak  
Mr. Garran  
Mr. Younghans  
Mr. Jakositz

NAYS: 0

MOTION: Approved

Amendment to the Preliminary Redevelopment Area Study, 961 Mountain Avenue, 937 Mountain Avenue (also known as the Barnes Tract), and 108 New Providence Road, Block 14, Lots 13, 14, and 17. The Planning Board considered the report of the board's consulting planner, Mr. John Chadwick, dated June 30, 2017, and to determine whether the preliminary redevelopment area study satisfied one or more of the criteria under Section 5 of the Redevelopment and Housing Law N.J.S.A. 48:2A-5.

Mr. Tomaine informed the members of the audience that the board was charged with, at the request of the mayor and council, to consider the planner's study and his testimony and comments that would be made at this meeting. Mr. Tomaine explained what would transpire at this meeting and the Borough's obligation regarding the redevelopment area and affordable housing.

Attorney Loughlin duly swore in Mr. John Chadwick as the Borough's planner.

Exhibit A-1: Aerial view photographs and tax map

Mr. Chadwick explained to the audience that there were several steps regarding the redevelopment plan.

- Designation of redevelopment.
- Access to the property
- Adding additional parcels and thereby having a easier access onto the site
- Increase the frontage on Mountain Avenue
- Increase the minimum buffer areas
- Judgment of repose for a period of time

Mr. Chadwick explained that it was the Borough's obligation to try to increase the number of affordable housing units. There was going to be a time when the Borough would have to address it.

It was the Borough's opportunity to take advantage of adding two more parcels to the redevelopment area and, thereby, possibly adding a few more affordable housing units.

He explained that Lot 17 was an isolated parcel and that Lot 14 was the Barnes Tract and currently owned by the Borough. Lot 13 and 17 were privately owned and may have not yet been transferred to the developer.

Mr. Chadwick, Mr. Tomaine and Attorney Loughlin again reminded the audience that Mr. Chadwick was there to explain the amended redevelopment area and not a site plan. Tonight's meeting was only to consider, accept, and recommend the additional two lots into the redevelopment area. Although members of the audience wanted to know what the development would look like. Mr. Chadwick explained that the site plan for development had not yet been submitted for review. An ordinance must be accepted and adopted by Mayor and Council before any site plan could be heard by the Planning Board.

Mayor Mirabelli explained the procedure between the Planning Board and Mayor and Council regarding the amended redevelopment district. He assured the audience that the Council would work closely with the developer to make sure that the development would be attractive and the developer would build quality townhouses as well as would have the proper buffer. The proposal may or may not include retail space.

Mayor Mirabelli also stated that Council was well aware of the traffic problems and safety. It was believed that adding Lot 13 should help the traffic flow by adding frontage on Mountain Avenue, and Lot 17 would allow an increase in the buffer area.

Mayor Mirabelli explained what other surrounding towns had to deal with regarding their affordable housing obligations.

Both Mr. Zawislak and Mr. Chadwick tried to explain the reasons why adding the two lots to the redevelopment area would be beneficial to the Borough that included a better traffic flow, would enhance the goals of the Master Plan and help increase the number of affordable housing units.

Members of the audience who spoke against the amended plan were:

#### AUDIENCE PARTICIPATION:

- Alice Cowell, 1417 Orchard Road
- Genevieve and Mathew Cooper, 125 Knightsbridge Road
- Lynn Samsky, 126 Knightsbridge Road
- Brien Klein, 143 Knightsbridge
- Mario Hernandez, 554 Woodland Avenue
- Sara Clement, 1301 Cedar Avenue
- Rosalinda Paparatto., 940 Mountain Avenue

- Kenneth St. Hill, 1395 Wood Valley Road

Mayor Mirabelli explained, to the audience, the overlay zone on Globe Avenue in order to satisfy the affordable housing obligation. Mayor Mirabelli stated that the overlay zone would not satisfy the Borough's affordable housing obligation.

So far, the Borough would meet the affordable housing obligations through 2018.

Having no further questions, the board members gave their views on the proposed amended plan.

Mr. Garran suggested that the vote for the amended plan be bifurcated to separate Lots 13 and Lot 17. This was agreed to by the board.

Mr. Disko cautioned the board that if Lot 17 was not approved, there would be a need to provide an easement and it would force the development towards Knightsbridge Road.

Lot 13: Mr. Zawislak made a motion to approve Lot 13 to be included in the amended plan and Mr. Garran seconded the motion.

ROLL CALL VOTE:

AYES: Mayor Mirabelli  
Co. Fech-Caccamo  
Mr. Disko  
Mr. Tomaine  
Mr. Zawislak  
Mr. Garran  
Mr. Younghans  
Mr. Jakositz

NAYS: 0

MOTION: Approved

Lot 17: Mr. Zawislak made a motion to approve Lot 17 to be included in the amended redevelopment plan and Mr. Garran seconded the motion.

ROLL CALL VOTE:

AYES: Mayor Mirabelli  
Co. Fech-Caccamo  
Mr. Disko  
Mr. Tomaine  
Mr. Zawislak  
Mr. Jakositz

NAYS: Mr. Garran  
Mr. Younghans

MOTION: Approved

Having no further business, the meeting was duly adjourned at 10:20 p.m.

Ruth M. Rees































