

**PLANNING BOARD
AUGUST 26, 2014**

The Mountainside Planning Board met on Tuesday, August 26, 2014, 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. Garran, Jakositz, Matlin, Parker, Tomaine, Wyratt, Zawislak, Attorney Loughlin, and Secretary Rees.

ABSENT: Mayor Mirabelli. Co. Mortimer and Mr. Younghans

The minutes of the July 2014 meeting were approved as presented.

MEMORIALIZATION:

POP Realty Corporation/RPG LLC and Primrose Day School
1038, 1042, 1046 and 1050 Springfield Avenue
Block 24.D, Lots 7, 7.A, 7.A, 8.B and 15

Applicant proposed preliminary and final site plan and development approval for a new veterinary office, hospital and wellness center for the Westfield Veterinary Group. New variances included a use variance, side yard under 25 feet, where 15.0 feet was proposed, foundation area over 25 percent where 32.1 percent was proposed, lot coverage over 65 percent where 72 percent was proposed, front yard parking, side yard parking and pavement in the side yard, accessory structure within ten feet of principal building, driveway access to multiple uses, number of signs over three where six are proposed, size of sign over fifty square feet and insufficient parking and buffer areas. The application included parking lot changes to the Primrose Day School and necessitating an amended site plan. New variances for insufficient parking and driveway access to multiple uses were required.

Mr. Zawislak made a motion to approve the resolution and it was seconded. All were in favor.

NEW BUSINESS:

Safeguard Self Storage, 1096 Route 22, Block 7.D, Lot 16 – Applicants proposed to install solar panels onto the roof of a commercial building. Existing variances include foundation area over 25 percent, lot coverage over 50 percent and insufficient parking spaces. New variance includes the solar panels, which are considered an accessory structure.

Attorney Loughlin duly swore in Mr. Laurence Murphy of Lawrence, NJ as a representative of Trinity Solar Company. He gave his credentials to the board.

Mr. Murphy assured the board that no trees would be removed for the solar panels.

There would be no modifications to the building or parking lot.

There would be 550 panels and seven inverters. Than panels would be 77 inches long and 42 inches wide and 8 inches high.

Mr. Murphy stated that due to the roofline of the building, the panels would not be seen from Route 22. The panels would be set back from the edge of the roof.

- Exhibit A-1: Drawing of the site plan from Route 22
- Exhibit A-2: Drawing of the elevation view
- Exhibit A-3: Photograph of the front of the building from the southwest corner
- Exhibit A-4: Photograph of the eastern façade of the building

Mr. Murphy said that the installation of solar panels would be inherently beneficial due to the fact it would conserve energy.

Attorney Loughlin duly swore in Mr. Peter Cleveland as the design manager.

Mr. Cleveland stated that Safeguard would save approximately ninety-eight percent of the facilities' usage.

Mr. Cleveland described how the panels would be mounted on the roof.

Mr. Cleveland assured that board that the roof was designed to withstand the panels with snow on it.

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

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

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

NAYS: 0

MOTION: Carried

Cornerstone Day School LLC, 1121 Bristol Road, Block 7.D, Lot 35 – Applicants were proposing a change of tenancy and site plan for a private middle school for children with special needs. Variances consists of a use variance for a private school, mixed uses for warehouse and school, and insufficient number of parking spaces where 44 spaces are provided and 51 spaces are required, and obstructed parking area.

Mr. Joseph Paparo, Esq. of Hehl and Hehl represented Cornerstone Day School.

Attorney Paparo gave an overview of the application to the board.

Attorney Paparo reviewed the variances. Due to the police department recommendations, the proposed traffic circulation was changed.

Mr. Zawislak inquired how the newly expanded Limited Industrial Zone ordinance would impact the application. Mr. Zawislak stated that the school should now be a permitted use. A copy of the revised ordinance was distributed to the board. It was determined that the application was submitted prior to the adoption of the revised ordinance.

Attorney Loughlin duly swore in Dr. Alan Blau as the owner and president of Cornerstone Day School. He gave his credentials to the board.

Dr. Blau informed the board as to what students attends the school. The reports from the police department were reviewed.

All students are referred to the school by their districts. The staff is either certified or licensed in their respective specialties. The school is certified by the State of New Jersey.

There is an existing tenant who is occupying a portion of the building that has both warehouse and office space. The board was assured that students would not be able to get into that area of the building.

Exhibit B-1: Mr. Garran reviewed Mr. Attenasio's report.

Dr. Blau described a typical day for the students.

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

Attorney Loughlin duly swore in Ms. Lenore Johnston as the director of the school. She gave her credentials to the board.

Ms. Johnston also described the school day. It is a twelve-month program whose goals are to return the students to their individual districts.

They currently have 72 students, with a historic maximum of 85 students and 37 full-time staff and 7 part-time staff employees. They anticipate have approximately 13 middle school students to start and having a maximum of 40 middle school students with 16 staff members. They could have a maximum of 85 high school students. However, they usually have only 60 high school students.

The school currently contracts with a private ambulance service. Mr. Tomaine requested a copy of the contract.

The students are transported by vans from their districts to the school. There are currently 32 vans for 85 students. The times for drop-off and pick-up would be staggered for different districts so that the vans are not all there at the same time. There are 60 high school students and 25 middle school students.

There are four retreats held each year for the parents/siblings and students.

The staff members would park on the side of the building.

Attorney Loughlin duly swore in Mr. Robert Freud of Dynamics Engineering. He did not have to give his credentials to the board.

Exhibit A-1: Color rendering of the site plan for 1121 Bristol Road.

Mr. Freud proceeded to describe the proposed traffic circulation for the middle school. The vans would drop off the middle school students first then go around the building and then proceed to the high school.

Sign: The ground sign would be 48 square feet, non-illuminated. It would face Bristol Road.

The Dumpster would be located along the north side of the building. It would be out of the drive aisle.

Attorney Paparo reviewed several of the Borough's reports.

- The buffer area would be enhanced with new landscaping
- Additional landscaping would be planted at both 1101 and 1121 Bristol Road
- One handicapped parking space is required
- The parking lot would be re-striped
- Directional signs would be installed for the middle school, staff, and current tenant

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

Mr. Chadwick reviewed the 2008 resolution for Cornerstone Day School. The middle school students would be transferred to 1121 Bristol Road as well as some of the activities and van transportation would also be at both 1101 and 1121 Bristol Road. Therefore, both schools would be linked together. Applications for 1101 and 1121 Bristol Road should be combined. Attorney Loughlin felt that it would be an expansion of a non-conforming use and a combination of the use of the facilities.

Attorney Loughlin informed the applicants that the application would be adjourned. The application would have to be amended to combine both 1101 and 1121 Bristol Road and the application would have to be re-noticed. Attorney Loughlin further explained that both facilities should have been on the application due to the fact that it would be considered a combination of use and an expansion of use which would increase the intensity of the use and, therefore, it would require a modification of the application.

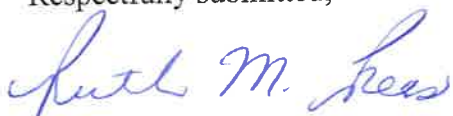
Attorney Paparo stated that there should be no expansion of use at 1101 Bristol Road due to the fact that the middle school students would now be located at 1121 Bristol Road. Attorney Loughlin explained that there would now be more students at 1101 Bristol than previously approved.

Attorney Loughlin also requested that a copy of the school's license from the State of New Jersey be submitted to the board.

Mr. Chadwick stated that he would file an amended letter regarding the newly expanded definition of the Limited Industrial Zone.

Having no further discussion, the application was adjourned and the meeting ended at 10:50 p.m.

Respectfully submitted,



Ruth M. Rees
Secretary