

PLANNING BOARD
November 24, 2014

The Mountainside Planning Board met on Monday, November 24, 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, Wyvratt, Youngmans, Attorney Loughlin, and Secretary Rees.

ABSENT: Mayor Mirabelli, Councilman Mortimer, Mr. Disko and Mr. Zawislak.

The minutes of the October 28, 2014 meeting were approved as presented.

MEMORIALIZATIONS:

Don Don Realty LLC, 90 New Providence Road and 903 Mountain Avenue, Block 14, Lots 15.A and 15.C – Applicants proposed preliminary site plan and development approvals for a new commercial building. Mr. Garran made a motion to approve the resolution, as amended and Mr. Tomaine seconded the motion. All were in favor

Miskewitz, 19 Tanglewood Lane, Block 22.B, Lot 9 – Applicant proposed to construct a one-story addition onto a single-family dwelling. Mr. Matlin made a motion to approve the resolution and Mr. Wyvratt seconded the motion. All were in favor.

NEW BUSINESS:

Pannacchione, 252 Pembroke Road, Block 3.A, Lot 4.E and 5.E – Applicant proposed to construct and extend a driveway and walkway addition at a single-family dwelling and requested site plan approval for soil moving and land disturbance in excess of 13,500 square feet on Lots 4.E and 5.E. Existing variances included side yard under ten percent width where 12.2 feet was proposed and a new variance included driveway in the side yard.

Attorney Loughlin duly swore in Mr. Joseph Pannacchione as the homeowner.

Mr. Pannacchioine stated that there was an existing driveway and he would like to extend the driveway to the rear of the house. He would also like to install a fence along the rear of the property.

The driveway would extend approximately ten feet in order to be able to park additional cars in the back of the house.

Exhibit B-1: The Borough Engineer's memo was reviewed.

Mr. Pannacchioine agreed to Mr. Disko's suggestions in the memo.

Regarding the soil that is currently located on the adjacent property, Mr. Pannacchioine stated that he was going to re-grade the property.

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

CONDITIONS:

- Applicant agreed to comply with the terms and conditions in Mr. Disko's memo.
- Applicant must obtain required permits
- All work would be under the supervision of the Borough Engineer

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

ROLL CALL VOTE:

AYES: Mr. Tomaine

NAYS: 0

Mr. Garran

Mr. Parker

Mr. Wyvratt

Mr. Younghans

Mr. Matlin

Mr. Jakositz

MOTION: Approved

Minks, 311 Tanager Way, Block 3.M, Lot 2 – Applicant proposed to install solar panels onto the roof of a single-family dwelling. A new variance included the solar panels onto the roof, which was considered an accessory structure/use.

Attorney Loughlin duly swore in Mr. Christopher Minks as the homeowner.

Exhibit A-1: Aerial plan (Google Earth) of the property.

Mr. Minks stated that there would be approximately thirty-three panels on the roof. They would not be visible to the neighbors. They would be located on the rear of the roof only. It would use approximately fifty percent energy consumption.

Attorney Loughlin duly swore in Mr. Thomas Chen of Aston Solar in Piscataway, NJ.

Mr. Chen stated that the panels complied with the height requirements. They would be five inches high and be of black panels and trim.

Mr. Tomaine opened up 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. Wyvratt seconded the motion.

ROLL CALL VOTE:

AYES: Mr. Tomaine

NAYS: 0\

Mr. Garran

Mr. Parker

Mr. Wyvratt

Mr. Younghans

Mr. Matlin

Mr. Jakositz

MOTION: Approved

Pandya, 163 Sunrise Parkway, Block 24.B, Lot 14.E – Applicant proposed to install solar panels onto the roof of a single-family dwelling. A new variance included the solar panels on the roof, which was considered an accessory structure/use.

Attorney Loughlin duly swore in Mr. Rajen Pandya as the homeowner and Mr. Frando of Solar City in Cranberry, NJ as the contractor.

The panels would be installed on the southwest side of the roof of the house.

There would be twenty-five black panels and would be four inches high.

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

ROLL CALL VOTE:

AYES: Mr. Tomaine
Mr. Garran
Mr. Parker
Mr. Wyvratt
Mr. Younghans
Mr. Matlin
Mr. Jakositz

NAYS: 0

MOTION: Approved

DISCUSSION:

Don Don Resolution: Attorney Loughlin informed the board that he had been in contact with Mr. Peter Wolfson, Esq. regarding corrections that Mr. Wolfson would like to be made to the resolution. The board agreed to all the suggestions. The board and Mr. Wolfson would receive the corrected resolution as soon as it was available.

Having no further business, the board duly adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Ruth M. Rees
Secretary

