

**PLANNING BOARD**  
**December 23, 2014**

The Mountainside Planning Board met December 23, 2014, 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: Co. Mortimer, Messrs. Disko, Garran, Jakositz, Matlin, Parker, Tomaine, Zawislak, Attorney Loughlin, and Secretary Rees.

ABSENT: Mayor Mirabelli, Messrs. Wyvratt and Younghans

The minutes of the November 24, 2014 meeting were approved as presented.

**MEMORIALIZATIONS:**

Pannacchione, 252 Pembroke Road, Block 3.A, Lots 4.E and 5.E – Applicant proposed to construct a driveway and walkway addition at a single-family dwelling and request site plan approval for soil moving and land disturbance in excess of 13,500 square feet on Lots 4.E and 5.E. Mr. Matlin made a motion to approve the resolution and Mr. Parker seconded the motion. All were in favor.

Minks, 311 Tanager Way, Block 3.M, Lot 2 – Applicant proposed to install solar panels onto the roof of a single-family dwelling. Mr. Garran made a motion to approve the resolution and Mr. Parker seconded the motion. All were in favor.

Pandya, 163 Sunrise Parkway, Block 24.B, Lot 14.E – Applicant proposed to install solar panels onto the roof of a single-family dwelling. Mr. Garran made a motion to approve the resolution and Mr. Parker seconded the motion. All were in favor.

**NEW BUSINESS:**

Planning Board:

Children's Specialized Hospital, 150 New Providence Road, Block 14, Lot 19 – Applicant proposed to install a generator, necessitating site plan review.

Councilman Mortimer recused himself from hearing the application and left the courtroom.

Ms. Gretchan Ohlig, Esq. of Westfield, NJ represented the applicants.

Ms. Ohlig informed the board that Children's Specialized Hospital would like approval to install a stand-by generator in order to supplement their existing generator. The existing generator would not serve the entire hospital in the event of a power outage.

The generator would be located on a concrete pad approximately fifteen feet away from the building, however the load bank would be only approximately five feet away from the building.

Attorney Loughlin duly swore in Mr. Ronald Mastus as the contractor who was representing the hospital. He designed, proposed and guided the hospital for the generator.

Mr. Mastus described a load bank. It would be located approximately fifteen feet from the generator.

The proposed generator would supply the hospital with 100 percent of their needs, in conjunction with the existing generator. It would allow the hospital to run at full capacity.

The proposed generator would be tested once a month for approximately one-half hour, during working hours.

Mr. Tomaine opened up the floor to the audience for questions.

#### AUDIENCE PARTICIPATION:

Mr. Thomas Barker inquired as to where the generator would be located. Attorney Loughlin duly swore in Mr. Besrick Plummer as the engineer for the proposed generator. Mr. Plummer indicated that the generator would be located in the rear of the hospital and approximately 300 feet from the nearest residence. The generator would be placed on a concrete pad and a retaining wall would surround it.

Exhibit A-1: Page 3 of the site plan

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

Attorney Loughlin duly swore in Sean Supple of Common Power System in Newark NJ. They designed the generator.

The proposed noise level for the new generator was discussed. Exhibit A-2 was for the specifications of the noise level. The average decibels for generators are 82.9. During an emergency, noise levels do not apply.

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

CONDITIONS:

- The testing of the generator cannot be conducted on a weekend.
- The testing must be conducted between the hours of 9 a.m.to 3 p.m. during the week days only

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

ROLL CALL VOTE:

AYES: Mr. Disko

Mr. Tomaine

Mr. Zawislak

Mr. Garran

Mr. Parker

Mr. Matlin

Mr. Jakositz

NAYS: 0

MOTION: Approved

Smith, 141 Greenwood Road, Block 10.C, Lot 4 – Applicant proposed to construct an addition onto a single-family dwelling. Existing variances included lot area under 15,000 square feet, lot width under 100 feet, and lot area within 150 feet. New variances included foundation area over 15 percent where 15.5 percent was proposed.

Attorney Loughlin duly swore in Alan and Nancy Smith as the homeowners and Ms. Barbara Vincentsen of Vincentsen Blasi Architecture LLC in Westfield. Ms. Vincentsen did not have to give her credentials.

Exhibits A-1, 2, 3: Photographs of the existing house.

There would be two additions; one in the front and the other in the rear of the house.

Ms. Vincentsen described the existing conditions of the house and reviewed the variances.

The small, rear addition would be to enlarge the existing kitchen and construct a covered porch.

The front addition would be to construct a covered entranceway.

The first floor plan included an addition to the kitchen and to create an open eating section.

Interior renovations would also be made that did not require variances.

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. Parker  
Mr. Matlin  
Mr. Jakositz

NAYS: 0

MOTION: Approved

Pereira, 229 Friar Lane, Block 3.A, Lot 97 – Applicant proposed to construct a shed on his property. New variance included lot coverage over 30 percent where 32.6 percent was proposed.

Attorney Loughlin duly swore in Antonio Pereira as the homeowner.

Mr. Periera informed the board that he originally wanted the shed to be sixteen feet high, however, due to a new variance, he had lowered the shed to be only twelve feet high.

The shed would be placed on a concrete slab.

The shed would be the same color as the house.

The setbacks of the shed were in conformance. The variance is due to lot coverage.

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

NAYS: 0

Mr. Garran  
Mr. Parker  
Mr. Matlin  
Mr. Jakositz

MOTION: Approved

DISCUSSION:

Don Don Realty LLC: Mr. Disko informed the board that the hole had not been filled in yet.

Having no further business, the meeting was duly adjourned at 8:25 pm

Respectfully submitted,

Ruth M. Rees  
Secretary









