

BOROUGH OF MOUNTAINSIDE

Planning Board Meeting

MINUTES

December 19, 2019

FLAG SALUTE

CALL TO ORDER

Chairman Tomaine called the meeting to order at 7:30p.m. in the Borough of Mountainside Municipal Building. He read the open public meetings statement in accordance with the law and announced that there would be no new testimony after 11PM.

ROLL CALL

Present

Mr. Disko

Mr. Tomaine

Mr. Zawislak

Mr. Garran

Mr. Parker

Mr. Matlin

Mr. Jakositz

Absent

Mayor Mirabelli

Councilman Dierkes

Mr. Younghans

Also Present

V. Loughlin, Board Attorney

Chairman Tomaine recognized that Mr Younghans will no longer be serving on the Planning Board in 2020 and thanked him for his years of service. Although, Mr Younghans was not present, he wanted to acknowledge the board's appreciation for Mr Younghans service over the years and his contributions to the Planning Board.

Alpine application that was originally scheduled for the December 19 meeting has been adjourned to next month, as per applicant's request, and no New Notice is required.

PLANNING BOARD

APPLICATION: Cafiero & Cafiero

Amendment to approved plan to add overhead door, extend loading dock for future tenant and reduce parking to 46 (with 42 required).

John Friero of 1130 Globe Ave, attorney for the applicant was sworn in by Attorney Loughlin. Mr Friero advised that the applicant is requesting an overhead door and extended loading dock be added to the previously approved site plan. There are 2 witnesses, applicant Steven Cafiero and the project Architect. Also present, the proposed tenant for the space and possible third witness to testify where necessary.

The applicant, Steven Cafiero, of 81 St. Germain Dr, Clark, NJ sworn in by Attorney Loughlin. Mr Cafiero testified that the board had previously approved the building for his sheet metal company and also for a tenant in the other half of the building. He stated that almost all perspective tenants of the other half have requested an overhead door and extended dock to accommodate overhead door. There is a tenant (who was in attendance) already interested and ready to occupy space subject to the changes requested. Proposed new tenant is a home improvement company that would occupy the space and receive 1-2 deliveries per week to distribute that material to smaller trucks. The space would be used to store supplies and as office space. There will be no material stored outside and trucks will not be housed in the space. Utilities in the space are adequate and no special utilities needed. Parking will not be over-occupied as the company will have 5-6 employees. Mr Tomaine asked about size of trucks and applicant states the trucks will vary between size based on use, trucks would vary from trailers to smaller box trucks. Mr Zawislak questioned hours of operation, Mr Cafiero stated it will be within normal business hours. The new door will be in addition to an existing overhead door which is used by Mr Cafiero's business on one side of the building and also a person-to-person (or man) door. The new overhead door will only be used by the new tenant.

Mr Disko brought to the board's attention that a Change of tenancy had been submitted by leaf filter (the proposed new tenant) and received by the borough on 12/16 which indicated 5 employees and hours of operation Monday through Friday from 7AM to 3PM with warehouse and office supply use.

The architect, David Bilow 161 Main St, Ridgefield Park, NJ was sworn in by Attorney Loughlin. Mr Bilow had previously testified as a witness with the first application and maintains in good standing with his licensing. Mr Bilow testified that the original site plan had only the overhead door for the side of the building that would house Mr Cafiero's sheet metal business and a person-to-person (or man) door only on the side of the building that would house a tenant. The new amended plan adds a new loading dock to cover 2/3 to 3/4 of the rear of the building and a 8x8 roll-up door to get product in and out of the building. The handicap access would be easier with the new plan and will result in an elimination of 2 parking spots but is still within the required number of spots at 46 (required 42). One condition from the original application was that all refuse would be housed inside the building and that does not change with this new plan.

The 3rd witness and new proposed tenant, David Callahan of 16 Indian Spring Rd, Cranford, NJ was sworn in by Attorney Loughlin. Mr Callahan testified that during his occupancy of the space he would hold any trash in the building and dispose if it themselves. The name of his company is Leaf Filter and he confirmed that all statements from other witnesses is accurate. There are 5 employees and truck sizes will vary.
for Mr Bilow or Mr Callahan.

Mr Frierio asked that the resolution be expedited due to an anxious tenant who is ready to occupy the space if approved. Attorney Loughlin advised that the application was an amended plan and the resolution from April 30, 2019 will be referenced for this new application. Mr Loughlin advised that if the board is satisfied and all past conditions are met the resolution could be expedited as the board does not meet again until January 28, 2020.

Public Comments:

No public question or comments

Motion for board to close and vote on variance made by Mr. Zawislak, seconded by Mr. Disko.

ROLL CALL VOTE:

AYE:	NAYS:	Abstentions:
Mr. Disko	None	None
Chairman Tomaine		
Mr. Zawislak		
Mr. Garran		
Mr. Parker		
Mr. Matlin		
Mr. Jakositz		

MOTION: Approved

Chairman Tomaine asked if the members of the board have reviewed the resolution for the case just heard, Cafiero & Cafiero, that was prepared by Attorney Loughlin to vote on tonight. Attorney Loughlin advised that there is a second application to consider to accept the new resolution or defer action to January. Mr Disko stated his recommendation to adhere to the expedited resolution based on the applicants request.

Motion by Mr Zawislak to accept the vote for the resolution as written and seconded by Mr Parker.

AYE:	NAYS:	Abstentions:
Mr. Disko	None	None
Chairman Tomaine		
Mr. Zawislak		
Mr. Garran		
Mr. Parker		
Mr. Matlin		
Mr. Jakositz		

MOTION: Approved

MINUTES

A **Motion** to approve the Minutes of **November 25, 2019** was made by Mr Garran and **seconded** by Mr Matlin.

ROLL CALL VOTE:

Aye: Mr Disko, Chairman Tomaine, Mr. Garran, Mr Parker, Mr Matlin, Mr Jakositz.
 Nay:
 Abstain: Mr Zawislak

Memorialization: Costa

Block 16.09, Lot 10 (1266 Knollwood Rd)

Applicant proposed to replace current concrete walkway with a larger paver walkway in side yard. Application for 2 Variances. Walkway in side yard expansion of 4 feet where 10 feet is required. Front yard coverage 38.3% is proposed where 30% is required.

A **Motion** to approve the Resolution of **Applicant Costa** was made by Mr Jakositz and **seconded** by Mr Matlin.

ROLL CALL VOTE:

Aye: Mr. Disko, Chairman Tomaine, Mr. Garran, Mr. Parker, Mr. Matlin, Mr. Jakositz.

Nay:

Abstain: Mr Zawislak

A **Motion** to adjourn made by Chairman Tomaine. All Ayes.

PUBLIC COMMENT

No Public comment or questions.

ADJOURNMENT

The meeting was adjourned at 7:58PM.

Respectfully submitted,

Nicole Halleran, Board Secretary

APPROVED _____