

**PLANNING BOARD
JANUARY 17, 2019
SPECIAL MEETING**

The Mountainside Planning Board met on Thursday January 17, 2019 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.

REORGANIZATIONS MEETING:

PRESENT for 2018: Mayor Mirabelli, Co. Dierkes, Messrs. Disko, Jakositz, Parker, Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Messrs. Garran, Matlin, Tomaine and Younghans

End 2018

OATH OF OFFICE:

Secretary Rees issued to Oath of Office to the following members:

Thomas Jakositz – 1st. Alternate
Will Ford – 2nd Alternate

ELECTION OF OFFICERS:

Mr. John Tomaine was re-elected as Chairman of the Planning Board and Mr. Theodore Zawislak was re-elected as Vice-Chairman of the Planning Board.

Attorney Vincent Loughlin was again appointed as Board attorney.

The board approved Resolution 01-2019 for Board attorney.

PRESENT for 2019: Mayor Mirabelli, Co. Dierkes, Messrs. Disko, Ford, Jakositz, Parker, Zawislak, Attorney Loughlin and Secretary Rees.

Attorney Loughlin duly swore in Mr. John Chadwick, the Borough's planner, for 2019.

Attorney Loughlin duly swore in Mr. Gordon Meth, the Borough's traffic expert, for 2019.

Mr. Zawislak acted as chairman in Mr. Tomaine's absence.

NEW BUSINESS:
Planning Board:

1235 Mountainside Associates LLC/Peak Sports Authority, 1235 Route 22, Block 23, Lot 2.01 – Applicants proposed a site plan and development for a new indoor athletic facility, roof solar panels, electric car charging station, and signs. New variances included a use variance, lot width under 125 feet where 198+/- feet was proposed, driveway in the side yard where 6.5 feet was proposed, parking in the rear yard where 8 feet was proposed, and insufficient parking.

Mr. James Foerst, Esq. represented the applicants for an indoor basketball facility.

Attorney Loughlin duly swore in Mr. John McGuire of Cranford, NJ as the principal owner. He gave his credentials to the board. Presently, Mr. McGuire leases several different sites, however, if approved, the Mountainside site would become the primary location. Mr. McGuire said that he would like to have an indoor basketball facility due to the fact that many of the registered players were from Mountainside and surrounding towns.

Parking spaces: There were 123 parking spaces and the facility would require 124. Mr. McGuire stated that parking would be adequate, however, to make sure that there would be enough parking during tournaments, and they would only use three courts instead of the proposed four courts. That way only about sixty parking spaces would be used at any one time. He would stagger start times for the tournaments and encourage car-pooling. Mr. McGuire assured the board that he would instruct his staff as well as the parents that no off-site parking would be permitted.

No food would be prepared on the premises. On special days, they would have pizza delivered.

Deliveries: There would be no deliveries by tractor trailer; small trucks and UPS trucks only.

Sports: Mr. McGuire testified that not only would it be an in-door basketball facility it would also be an indoor soccer facility.

Mr. Zawislak inquired about open courts. Right now there would not be any open courts. However, they would welcome teams from other areas to use their courts.

Mr. Zawislak also inquired about art and educational services. There would be a room to hold not these services but also birthday parties.

Off-site parking: On tournament days, Mr. McGuire made arrangements for off-site parking at places like the Holiday Inn in Springfield and the Elks in Mountainside. He would shuttle people back and forth to the facility.

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

Mr. F. Spano of 170 Locust Avenue inquired about whether or not people would be hanging around the parking lot. Mr. McGuire indicated that they would not.

Mr. Yevgeny Kravchenko of 160 Locust Avenue inquired about how long it may take to construct the structure. They said it would take about ten months.

Mrs. Denise Biel of 148 Locust Avenue inquired about how close the property would be from her property. Mr. Zawislak stated that there would be a 30-foot buffer between the two properties.

End participation:

Attorney Loughlin duly swore in Mr. Gazzale of Middlesex, NJ as the professional engineer. He gave his credentials to the board.

Mr. Gazzale described the existing conditions as well as the lot. The lot is located on the eastbound lane of Route 22 and is currently vacant.

Exhibit A-1: Color rendered of the site plan, parking lot and landscaping plan.

The building is proposed to be a 34,400 square foot indoor sports facility and would be situated in the center of the lot. The parking would be behind the building and would have access from a common drive. Hr described the topography of the lot.

The parking lot would be approximately 40 feet from the residential properties to accommodate the drainage system and buffer zone.

Landscape plan: Many different types of trees, evergreens and shrubbery will be planted around the perimeter of the lot to act as a natural buffer; however, if the board stipulated it, a fence would also be installed.

A generator would be installed.

Proposed driveway: The proposed access driveway would be located 85 feet from the storage facility. There would be adequate room for tractor trailers to be able to go to the self storage facility and not block the Peak Sports driveway.

Lighting: There would be 15 foot high lighting poles installed throughout the parking lot, with down-mounted fixtures. Lighting would be placed on timers.

Mr. Chadwick stated that if the building was pushed forward, the parking lot would also be pushed forward. The drop-off and pick-up area and the buffer area between the parking lot and residential area would also be enhanced. If the building were to be pushed forward, they may require a height variance.

Fence: Mayor Mirabelli stated that the residents would like to see a line of trees, not the fence. The fence can be installed before the trees.

Mayor Mirabelli also suggested that there be less landscaping on the storage side of the property and put more landscaping along the residential side of the property. The additional landscaping was due to the significant grade change in that area. Mr. Chadwick agreed with the Mayor.

Mr. Disko suggested that the building be made 20 feet shorter. Mr. Ford agreed, suggesting that the building be only 31,000 square feet and it would solve many problems. Mr. Chadwick had been under the impression that there would have been no tournaments held at that location.

At 9:30 pm the board took a break at 9:40 the board resumed the public portion of the meeting.

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

Mr. Kravchenko of 160 Locust Avenue inquired about the proposed drainage system and expressed his concern regarding run-off. It was explained that they must reduce run-off by 20 percent.

He also inquired if any trees died would they be replaced. Mr. Chadwick stated that the buffer area and fence must always be maintained.

Mrs. Biel of 148 Locust Avenue inquired about the height of the proposed lights. The lights would be 7 feet high and shielded.

She also inquired about the generator and how noisy it would be. The generator would have to be tested monthly.

Mr. Spano of 170 Locust Avenue expressed his concern that the trees may be undersized and takes some time to grow. She asked if the trees could be taller and planted closer together to help shield the glare from the cars' headlights.

Mr. Spano suggested that the fence be extended.

Mr. Spano also inquired if the generator and air conditioning unit be relocated to the side of Spanish Tavern.

Attorney Loughlin duly swore in Mr. Edward Weinstein of Hastings-on-Hudson, New York as the architect. He gave his credentials to the board.

Exhibit A-2: Color rendering of the building. He described the colors of the proposed building.

Interior: There would be four courts, multi-purpose rooms, classrooms for tutoring, and a mezzanine level

There would be a utility/shed for equipment.

Security cameras and lighting would be located around the exterior. There would also be emergency vehicle access.

Exhibit A-3: Signs – one ground sign and wall signs

Mayor Mirabelli inquired about emergency vehicles between the wall and Spanish Tavern. That side would not be accessible for emergency vehicles. The other three sides would have accessibility, but not that side.

Mr. Ford inquired about the mezzanine level. People would be able to view the games and there would also have a break room/snack area.

Mr. Disko inquired about an exercise room. There would be exercise equipment in that room.

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

Audience participation:

Mr. Spano of 170 Locust Avenue inquired about any type of yoga classes. The answer was no.

Attorney Loughlin duly swore in Ms. Elizabeth Dolan of Dolan and Dean in Somerville, NJ. She gave her credentials to the board.

There would be no additional driveway from Route 22. Access would only be through an existing driveway. DOT would not allow any additional driveways.

Ms. Dolan indicated that several traffic studies were conducted during peak hours as well as their Branchburg facility.

Exhibit A-4: Proposed an alternate shifting of the building to Route 22. She proposed a truck turn-around, instead of backing out onto Route 22. They would back into an area that would be created for them and then the trucks would be able to pull forward into the common driveway and then go onto the eastbound lane of Route 22. This should solve the problem of truck traffic going into Life Storage facility. Ms. Dolan described the access area at length. Mayor Mirabelli inquired if that would be over a detention basin. Ms. Dolan stated that it should not be affected due to the fact that the basin would be covered. It was mentioned that the truck traffic was not the applicant's problem but Attorney Foerst felt that the applicant should provide an alternative. Mr. Fishinger stated that police may have to give assistance for truck to be able to back onto Route 22. Mr. Disko also stated that it would prevent truck from backing out onto Route 22. When Mayor Mirabelli inquired about the trucks going around Lackland, Mr. Disko stated that many truck drivers were not comfortable in going around the building.

The board again discussed moving the building forward, however there would a grade issue.

Mr. Chadwick brought up the height variance and also the possibility of shifting the building. Mr. Chadwick suggested leaving the plan the way it was and not making any changes.

Mayor Mirabelli inquired if the drop-off and pick-up area was wide enough. Ms. Dolan stated that they could widen the area and still maintain the proper traffic

circulation. Mayor Mirabelli suggested curbing to protect the children and not rely on striping. Ms. Dolan stated that she would review that.

Mr. Ford again brought up the fact of reducing the size of the building and thereby eliminating some of the variances. He indicated that the building was too large for the size of the property. The only variance that may be eliminated would be the parking variance.

Due to the late hour, the application was adjourned until the February 26, 2019 meeting.

Having no further business, the meeting was duly adjourned after 11:00 pm.

Ruth M. Rees

