

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD  
JOHN TOMAINE, CHAIRMAN**

**Regular Meeting**  
August 23, 2022

OFFICIAL MINUTES  
Adopted 9/27/22

Chairman Tomaine called the regular meeting to order at 7:30 pm. He then led the flag salute to the American flag and board members identified themselves for the record.

Notice of the meeting was given pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq. Notice was posted on the Borough website, at Borough Hall, and was given to *The Courier News*, *The Star Ledger*, *The Westfield Leader*, and *The Local Source*.

ROLL CALL

Mike Disko, P.E.	Thomas Jakositz
John Tomaine, Chairman	Karen Dillon (absent)
Steve Matlin, Vice-Chairman	Victor Kostin, Alt. #1
Mayor Mirabelli (absent)	Mark Gioioso, Alt. #2
Councilman Matejek	Vincent K. Loughlin, Esq.,
Todd Garran	John T. Chadwick, IV, PP
Ted Zawislak	Theresa Snyder, Board Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Mr. Matlin, the Regular Meeting Minutes, July 26, 2022, were adopted based on the following roll call vote:

Roll Call:

Ayes:	Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin, and Mr. Kostin
Nays:	
Not Eligible:	Mr. Jakositz and Mr. Gioioso
Abstain:	
Absent:	Ms. Dillon

RESOLUTIONS

RESOLUTION PB 22-R20  
CASE NO.: 22-13; NCBP Metals, LLC  
1050 Bristol Road  
BK: 7.04 LT: 36  
Represented By: Michael M. Kayam, Esq.  
L-I ZONE  
Approved: 7/26/22

On motion by Mr. Zawislak, seconded by Mr. Matlin, the resolution was memorialized based on the following roll call vote:

Roll Call:

Ayes:	Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin, and Mr. Kostin
Nays:	
Not Eligible:	Mr. Jakositz and Mr. Gioioso
Abstain:	
Absent:	Ms. Dillon

APPLICATIONS

CASE NO.: 22-09; Safeguard Mountainside  
1096 Rt. 22  
BK: 7.04 LT: 16  
Represented By: John M. Marmora, Esq.  
L-I ZONE  
Expiration: 9/21/22

John M. Marmora, Esq., entered his appearance on behalf of the Applicant. The subject property was located on Route 22 with frontage on Summit Road. The Applicant received site plan approval in 1998 and opened the storage center in 1999. The Applicant stipulated to comply with all Board professional's memos.

Mr. Stan Bonilla, having a business address of 1522 Old Country Road, Plainview, NY, was duly sworn according to law. Mr. Bonilla was senior vice president of Safeguard development. He testified to the continual presence that Safeguard had maintained in Mountainside. He informed the Board that he worked with the neighbors, and installed a fence in an effort to shield the neighbors from the property. Mr. Bonilla testified that the original plans had been revised to reduce the lot coverage and remove variances. Further, he said that no one lived on the Site, nor does anyone run a business from there. Such stipulations are outlined in the lease agreements with the tenants. As far as security, Mr. Bonilla testified to having cameras on the Site and individual door alarms. Both the tenant and the manager know when items are being loaded in the storage units. There is a prohibition on firearms, bombs, or other threatening devices. A motion detector triggers if a tenant is more than 20 minutes.

As to the sufficiency of parking on the Site, Mr. Bonilla testified that the average number of trips generated on any of their 82 properties nationwide would be two cars on site per hour. At peak times, a site may see approximately nine cars. Further, the average stay of a vehicle on site would be 15 minutes. Mr. Bonilla opined that rarely do they have two people on site at the same time.

On question of the Board as to the number of employees, Mr. Bonilla responded that there were typically 1 to 2 employees per day. No employees were present overnight.

The neighbor at 222 Summit Road questioned why the applicant was before the Board requesting a variance, and whether the use on the Site could change without notice. Mr. Marmora responded that the Applicant was simply adding storage to already existing storage units.

Jackie Giordano, PE, having a business address of 1904 Main Street, Lake Como, NJ, was duly sworn according to law, she gave her credentials. Her license was in good standing, and she was accepted by the Board a professional engineer. Ms. Giordano entered into evidence Exhibit A-1, Arial Map, dated 8/23/22 which identified the Property in the L-I zone fronting on Rt. 22. She described the lot as oddly shaped with the business being in operation for over 20 years. Ms. Giordano used Exhibit A-2, Colored Site Plan Rendering, dated 8/23/22, to show the proposed location of the two (2) new outbuildings. All of the units would be accessed from the outside. Reduced size copies of the exhibits were distributed to Board members during the meeting. The Applicant was proposing 714 units which require 15 parking spaces. Nine would be provided. She opined the aisle widths were adequate, and the circulation was satisfactory. Emergency vehicles would be able to access the Site. The Applicant would like to relocate the existing trash enclosure. As far as stormwater, Mr. Giordano testified that the existing drainage would be maintained. The stormwater is collected and tributaries to an off-site location. Less than one acre of land will be disturbed. The Somerset Union Soil Conservation does not view the application as a major site plan for providing updated stormwater management.

The Applicant stipulated to the comments on the Board professional's reports.

The meeting was open to the public.

Virginia Jakubowski, 218 Summit Road, inquired about the shredding truck that at various times appears on the site. To which, the Applicant assured Ms. Jakubowski that the shredding will no longer happen on Site.

On Board questioning, Mr. Bonilla testified there would be 10' by 15' units and 10' by 20' units which are the size units in demand. Of the units on the Site, Mr. Bonilla testified that 20 % are commercial customers, while the remaining 80% are residential customers. Storage of vehicles on Site is prohibited.

Mr. Disko was satisfied with the revisions the Applicant made to the plans and the answers to the stormwater management questions.

On Board questioning, Mr. Bonilla testified that when the employees were not present on site, the customers are given a pin, and they are recorded on video. There are no large trucks that traverse the site. Occasionally, there are small delivery trucks that go on the property. There would be no change to signage.

Craig Peregoy, P.E., having a business address of 235 Main Street, Chester, NJ, was duly sworn according to law, he gave his credentials. His license was in good standing, and he was accepted by the Board a traffic engineer. Mr. Peregoy testified that the increase to the units would not trigger a substantial increase to traffic coming in and out of the Site. The parking requirements were such that the Applicant should provide 1 parking space per 50 units. There were 15 spaces

required; the Applicant was proposing nine. The ITE calculated a requirement of 7 spaces or 1.12 spaces per 100 units for storage facilities nationwide. Mr. Peregoy opined the roll up door would allow for additional parking near the storage units. He testified there was sufficient internal circulation. The Applicant stipulated to including a stop bar on both drive aisles. He used Exhibit A-2 to show the traffic patterns that would be on site. On Board questioning, Mr. Peregoy testified the employees would use the spaces included in the parking count.

Christopher Michalek, having a business address located in Chicago, IL, was duly sworn according to law, he gave his credentials. His license was in good standing, and he was accepted by the Board as an architect. He testified there would be a combination of 10' by 15' and 10' by 20' units for a total of 22 new units. The buildings would be metal panel of a muted gray color. The "Safeguard" yellow portions of the outbuildings would not be visible to any of the residences. The buildings also would not have windows. The height of the buildings would be just under 10 ft. The colors would be consistent with the existing buildings.

Paul Grygiel, AICP, PP, having a business address of 70 Hudson Street, Suite 5B, Hoboken, NJ, was duly sworn according to law, he gave his credentials. His license was in good standing, and he was accepted by the Board as a professional planner. Mr. Grygiel testified that the proposed use can be accommodated on the Site. The Applicant was seeking a number of variances. The buffer on the Property would not be disturbed. The parking requirement was 15 spaces, the Applicant was proposing nine. The proposed project would barely be visible from the street. The Site would not generate an increase to the traffic flows in and out of the Site. The Applicant stipulated to increasing the buffer area from the active use of the Site. Mr. Grygiel opined the project was a modest increase with no substantial detriment to the public good. The stormwater, parking, and traffic would be addressed. Both the Master Plan and the Zone plan permit the use in the L-I zone. The Site was suited to accommodate the two additional buildings.

On Board questioning concerning the impact of the three storage buildings on the Site not having a detriment to the public good, Mr. Grygiel responded the use of the existing facility was not changing. To shield the view from the neighbors, the Applicant would install 8 ft. tall trees to screen the area along the existing fence. On further questioning from Board members concerning more than one primary building on Site, Mr. Grygiel responded that the use was already permitted whether the use was in one building or spread out to three buildings.

On motion by Mr. Zawislak, seconded by Mr. Garran, the resolution was memorialized based on the following roll call vote:

Roll Call:

Ayes:	Mr. Disko, Mr. Zawislak, Mr. Garran, Mr. Jakositz, and Mr. Kostin
Nays:	Chairman Tomaine and Mr. Matlin
Not Eligible:	
Abstain:	
Absent:	Ms. Dillon

CASE NO.: 22-12; Quisumbing  
1194 Wyoming Drive  
BK: 5.07 LT: 14  
R-2 ZONE  
Expiration Date: 11/2/22

Mr. & Mrs. Quisumbing, along with their architect, were sworn in to give testimony.

Mr. Quisumbing testified that they were there seeking a F.A.R. variance for the renovations they proposed to make in their home. The home was never updated from the previous owner. They were proposing to convert existing garage space into two home offices.

Gregory Ralph, having a business address of 310 Springfield Ave., Suite 12, Berkeley Heights, NJ, was duly sworn according to law, he gave his credentials. His license was in good standing, and he was accepted by the Board as an architect. He testified that the existing footprint of the house was not changing. Using Exhibit V-1, Floor Plan, dated 6/22/22, he showed how the garage was to be altered staying within the exact footprint of the existing home. The new plan would give the home owners a mudroom. Exhibit B-3 showed how the garage space converted into the offices. Because the space would be habitable, it counted toward the F.A.R. calculation. Mr. Ralph opined that the conversion of garage space to offices would have no impact on neighbors. The addition proposed above the garage complied with F.A.R. The elevation of the home would remain the same. There would be no sink, plumbing, or separate entry into the office space.

On motion by Mr. Zawislak, seconded by Mr. Matlin, the resolution was memorialized based on the following roll call vote:

Roll Call:

Ayes:	Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin, Mr. Jakositz, and Mr. Kostin
Nays:	
Not Eligible:	
Abstain:	
Absent:	Ms. Dillon

The meeting was open to the public.

ADJOURN

The Board unanimously voted to adjourn.

Respectfully Submitted,



Theresa Snyder  
Board Clerk