

OK-FAAL  
12/18/19

**TOWNSHIP OF NUTLEY  
PLANNING BOARD MEETING MINUTES  
Wednesday, December 4, 2019**

A meeting of the Planning Board of the Township of Nutley was held on the third floor of the Township of Nutley Municipal Building, One Kennedy Drive, and Commission Chambers. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun on December 13, 2018.

**Roll Call**

Ms. Castro – Present  
Mr. Malfitano – Present  
Mr. Contella – Present  
Mr. Kirk – Present  
Mr. Greengrove – Excused  
Ms. Kucinski – Present  
Mr. Del Tufo – Present  
Mr. Arcuti - Excused  
Ms. Tangorra – Excused  
Mr. Kozyra – Present  
Commissioner Evans –Excused  
Mayor Scarpelli – Present

**Meeting Minutes**

The Meeting Session Minutes for November 20, 2019 were accepted by the Board.

**Communications/Bills**

An invoice for Gail Santasieri in the amount of \$150.00 for her attendance at and preparation of the November 20, 2019 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, #1003586 in the amount of \$1,260.00 for services rendered through 10/20/19 regarding On3 Roche PH IIA Construction Admin/Inspection was approved by the Board.

An invoice for Pennoni Associates, #1003589 in the amount of \$6,865.00 for services rendered through 10/20/19 regarding On3 Road D&H inspection was approved by the Board.

An invoice for Pennoni Associates, #1003590 in the amount of \$341.00 for services rendered through 10/20/19 regarding 7 Hunt Place was approved by the Board.

The proceedings in this matter were voice recorded. The recital of facts in the Minutes is not intended to be all-inclusive but is a summary and highlight of the complete record made before the Planning Board.

## **Old Business**

### **Cicolini Property**

Mr. Kozyra stated that by the next meeting he should have a resolution/contract naming a planner for the Board's review and signing.

## **New Business**

### **Hearings for 91 Margaret Avenue and 7 Hunt Place**

A motion was made and passed to accept the Resolutions for both properties.

## **Public Comments**

None

## **Committee/Sub-Committee Reports**

Mr. Kozyra stated that he was contacted by On3's attorney regarding an amendment to the final site plan approval that was given. On3 would like to schedule a hearing on 12/18/19 but Mr. Kozyra said that would most likely be impossible and that sometime in January looks more definite.

Mayor Scarpelli said that the e-mail he received mentioned 100 and 200 and not the medical school. Mr. Kozyra said it is for 100 and 200 but it is a parking issue that was previously approved. There is now a change to the parking and it needs to be settled. Mr. Kozyra thinks that the changes have already been made and they now need to come back before the Board and explain those changes. A Board Member stated that the Board needs to be aware of the whole situation not just bits and pieces. Mr. Kozyra said that he requested the Board be provided with a map of the entire layout showing everything that has been done and what is left to be done. He feels that a visual would be more helpful than a bunch of resolutions. The request was agreed to but as of this meeting no such map has been provided. Mayor Scarpelli said that before a new hearing is scheduled he is hoping some sort of visual is provided so that everyone knows where things stand. Mr. Kozyra said that there are things happening on the Clifton side that also need to be shown on the visual. A Board Member asked if On3 is required to do this and Mr. Kozyra replied no, but he would get in touch with the engineer. It was also asked if the Board could respond to On3 by saying that until we receive some sort of visual there will be no hearing set. Mr. Kozyra said he could say the Board is reluctant to proceed without such information. He further stated that he will follow-up with the attorney regarding the map request. Mayor Scarpelli said that the map would be useful for things like this that keep coming back before the Board. It is hard to remember what and when things were done.

The meeting concluded at 7:20 p.m.

The next meeting is scheduled for Wednesday, December 18, 2019 at 7:00 p.m.