

4/3/19
Approved,
BAK

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, March 20, 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, 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 – Excused
Mr. Greengrove – Present
Ms. Kucinski – Present
Mr. Algieri – Present
Mr. Del Tufo – Present
Mr. Arcuti - Present
Ms. Tangorra – Present
Mr. Kozyra – Present
Commissioner Evans – Present
Mayor Scarpelli – Present

Meeting Minutes

The Meeting Minutes for February 27, 2019 were accepted by the Board.

Communications/Bills

An invoice for Gail Santasieri in the amount of \$150 for her attendance at and preparation of the February 27, 2019 Meeting Minutes was approved by the Board.

A letter dated 1/22/19 from Hudson-Essex-Passaic Soil Conservation District addressed to Michael Soliman regarding 39 Hopper Avenue, Nutley. The District has completed the review of the soil erosion and sediment control plan for this project and reports that the plan meets the Standards for Soil Erosion and Sediment Control in New Jersey. This letter is for information use only. No Board action is required.

A letter dated 2/6/19 from Federal Communications Commission regarding Section 106. Use of Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with

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.

respect to any misuse of the system. This letter is for information use only. No Board action is required.

Old Business

74 East Passaic Avenue Resolution

All Board Members reviewed the Resolution and it was unanimously approved.

Ms. Castro – Yes
Mr. Malfitano – Yes
Mr. Contella – Yes
Mr. Greengrove - Yes
Ms. Kucinski – Yes
Mr. Del Tufo - Yes
Ms. Tangorra – Yes

Joint Meeting on 4/3/19

Mr. Kozyra will send another e-mail to the Board Members reminding everyone that the meeting will take place at the Park & Rec Building. Mr. Kozyra has not received an agenda yet. He is hoping for a good turn out from the Board of Education and the Commissioners. Ms. Tangorra asked Mr. Kozyra to send out a reminder to all the other Boards regarding the time and place of the meeting.

New Business

Redevelopment of 537 Franklin Avenue (Ciccolini Property)

Mayor Scarpelli informed everyone that at the Commissioners' Meeting Commissioner Evans moved the Resolution to include most of the properties on Franklin Avenue between Vreeland and High as an area for redevelopment. The Board is to hire a planner to study if the lots and blocks meet the criteria. The Mayor suggested that, as in the past, there be a committee put together to interview the prospective planners and listen to their prospective ideas and suggestions.

Commissioner Evans agreed with Mayor Scarpelli. He feels what the Board does regarding the redevelopment and future improvements of will be helpful. He feels the Board may have to undertake this process in other areas, so having a model already established can help future use.

Mayor Scarpelli feels that the Board needs to understand what redevelopment is, the powers the Board has, the criteria for redevelopment of an area, and the difference between an area that needs redevelopment vs. an area of rehabilitation. The Board needs to review some of the housing and land use laws. He confirmed that this project is for Lots 21-43, and there is no Lot 22.

Ms. Tangorra confirmed that it is the area from Vreeland to High Street, west side only, with the Ciccolini building being a critical part

Mayor Scarpelli said that the Ciccolini property is the centerpiece of this project. He said you can always pare down the studied area, but you cannot expand it. He said the Commissioners tried to make it as expansive as possible. When the Commissioners purchased the property they wanted to maintain parking in the area and control the development on that property. His hope is that when this project is complete it will become a model for redevelopment on Franklin Avenue.

Commissioner Evans stated that the Commissioners' had an appraisal on the Ciccolini property because it was about to be purchased by a New York developer for \$3.5 million who wanted to put up 100+ apartments and with the zoning laws then in effect no variances would be needed. The property was appraised for \$3,425,000, which is what the Board paid. He said the same action was taken with regard to the Bike Shop property and the Middle School for expansion purposes. The action taken was to preserve the ability to take action. He thinks the actions the Board takes will determine what type of development can occur elsewhere in Nutley with other opportunities to take similar action.

Mayor Scarpelli mentioned the connection of the redevelopment of the Roche property to High Street (downtown) suggesting this could be an important gateway.

Ms. Tangorra asked why they did not include High Street and Mayor Scarpelli said that they decided to go with this property at the present time. Ms. Tangorra asked if the same decision was made regarding the other side of the street and Mayor Scarpelli said yes. He suggested that Mr. Kozyra start looking at planning firms to bring in. Ms. Tangorra feels they met with several good firms for previous projects so this should not be an issue.

Mr. Kozyra said that he will create an RFP for publication (needed by law) in the hope of getting responses. As done previously, he will schedule the nights for applicant interviews.

Ms. Tangorra asked about a timeframe and Mr. Kozyra said that he will speak with Ms. Pettas and Mr. Genitempo about what they want to put in the RFP. He wants the publication out as soon as possible, to get the answers back as quickly as possible, and then the interview process can begin. He does not think this will happen very fast because of the time constraints. The applicants will need sufficient time to prepare for the interview and familiarize themselves with the Township.

A question was asked of Mr. Kozyra by Commissioner Evans if it was realistic to expect the process to take 4 months and Mr. Kozyra thought that the selection process would be quicker than four months. The Board Member said that he was talking about receiving and approving the recommendations on the properties that needed redevelopment. Mr. Kozyra feels that four months for completing the recommendation is ambitious as it depends on the scope of the work as it is defined. He said one of the questions asked of the applicants is what their timeline will be.

Commissioner Evans stated that he wants to set up a public input meeting so that the public knows what they can expect to be involved with this project.

Committee/Sub-Committee Reports

None

Public Comments

None

The meeting concluded at 7:30 p.m.

The next meeting is scheduled for Wednesday, April 3, 2019 at 7:00 p.m.