

OK-BALC
7/10/19

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, June 19, 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 – Excused
Ms. Kucinski – Present
Mr. Algieri – Present
Mr. Del Tufo – Excused
Mr. Arcuti - Excused
Ms. Tangorra – Present
Mr. Kozyra – Present
Commissioner Evans – Excused
Mayor Scarpelli – Present

Meeting Minutes

The Meeting Minutes for June 5, 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 June 5, 2019 Meeting Minutes was approved by the Board.

Old Business

**Resolution – Kingsland Street Urban Renewal/Seton Hall –
Hackensack Meridian School of Medicine Gated Parking Lot Access Application**

Mr. Kozyra stated that he received a comment from Charles Liebling regarding the Resolution that was sent around for review. Mr. Liebling said that the Resolution authorized Mr. Hays to review the parking requirements with respect to the garage and the rest of the property as testified to and allows Mr. Hays to modify it if necessary, which Mr. Liebling thought was not necessary since it is shown on the plans. Mr. Kozyra feels that if the Town's engineer thinks it needs to be modified he is the one to make the call. Therefore, the Resolution has not changed from its original form.

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.

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

Ms. Castro – Yes
Mr. Malfitano – Yes
Mr. Contella – Yes
Ms. Kucinski – Yes
Mr. Algieri - Abstained
Ms. Tangorra – Yes
Mayor Scarpelli - Yes

New Business

Ms. Tangorra stated that she made appointments for Board Committees. She will ask Mr. Kozyra to circulate the copy she has and if anyone has any objections, wants to sit on another Committee or does not like the Committee they have been appointed to they should let her know and she will make a switch.

Committee/Sub-Committee Reports

Mayor Scarpelli stated that he checked with the Clerk and Code Enforcement Office regarding the recent planner RFPs, where they were advertised, etc. Since only one RFP was received and not accepted he was wondering if there has to be a vote to say that the single RFP was non-responsive and to the RFP. He found out that it was advertised only in The Star Ledger and he asked the Clerk if maybe it needed to be put in another publication for more responses. Ms. Tangorra stated that she thought there had to be a specific place(s) where it can be advertised for people in that field to see it. Mr. Kozyra questioned where previous RFPs were advertised because there was a big response before and he expected that same response for the current RFP. Mayor Scarpelli stated that the Town planners did not respond to his questions about the RFP so he told the Clerk to ask the planners if they think it should be advertised again. Mr. Kozyra thought it had to be in all three major newspapers because that is what the Township requires. Mayor Scarpelli said that he doesn't know exactly where it was advertised except in the widely circulated Star Ledger. Mr. Kozyra said he would ask Paul Ricci where he saw the previous RFPs and where he would expect to see one if he had an interest in one. Mr. Kozyra feels Mr. Ricci should be able to direct the Board in the right publishing direction. He will send Mr. Ricci an e-mail. Mayor Scarpelli wanted to make a motion that the Board reject any RFP response(s) as being non-responsive since there was only one and then make a motion to republish the RFP. Ms. Tangorra asked who the sole person/entity responding and Mr. Kozyra responded that he did not know and never looked at it because he thought that would not be fair to the other applicants (of which there were none). He said that he would send an e-mail to find out who is responsible for letting the person who submitted know it is non-responsive. A voice vote was taken with everyone approving.

Mr. Kozyra asked the Mayor if there would be additional materials for Board consideration on the Prism site. Mayor Scarpelli responded "eventually" and that a meeting with Prism would be taking place tomorrow (6/20/19). Mr. Kozyra asked the Mayor for Prism to be mindful of his

and the Board's summer schedules and Mayor Scarpelli said that the Township was told the permits for the roadway were to be taken by June 1, 2019 (three weeks ago) in order to get the roadways done so Ralph Lauren could occupy the buildings by the end of October. Mr. Kozyra stated that he often found previous "protestations of urgency" to not be that urgent. Mayor Scarpelli stressed that Ralph Lauren needs to get into the building by the end of October because their current lease runs out then. Mr. Malfitano asked if anyone knew if any work was being done on the Clifton side of the project. Mayor Scarpelli said the Quest Diagnostic building is well on the way of going up. He suggested if anyone has a ½ hour during the day to go and watch the erector parking garage go up in Nutley. "It is just fascinating." Several of the Board Members made comments about the work they have seen at the project site so far.

Public Comments

None

The meeting concluded at 7:11 p.m.

The next meeting is scheduled for Wednesday, July 10, 2019 at 7:00 p.m.