

Approved 7/22/20  
PAC

**TOWNSHIP OF NUTLEY  
PLANNING BOARD MEETING MINUTES  
Wednesday, July 8, 2020**

A meeting of the Planning Board of the Township of Nutley was held via Zoom. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun on November 28, 2019 and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive.

**Roll Call**

Ms. Castro – Excused  
Mr. Malfitano – Present  
Mr. Contella – Present  
Mr. Kirk – Present  
Mr. Greengrove – Excused  
Ms. Kucinski – Present  
Mr. Del Tufo, Secretary – Present  
Mr. Arcuti, Vice Chair – Excused  
Mr. Smith - Present  
Ms. Tangorra, Chair – Present  
Mr. Kozyra – Present  
Commissioner Scarpelli – Present  
Mayor Tucci – Present

**Meeting Minutes**

The Meeting Minutes for the June 3, 2020 meeting were accepted by the Board. The Minutes for the May 20, 2020 Executive Session 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 June 3, 2020 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, #1028862 in the amount of \$188.00 for professional services rendered through 5/24/20 regarding final plans for Montclair Radiology was approved by the Board.

An invoice from DMR Architects, #0002020221 (dated 3/11/20) in the amount of \$7,120 for professional services rendered regarding their investigation/preparation of a report on the Ciccolini Property was approved by the Board.

An invoice from DMR Architects, #0002020511 (dated 6/9/20) in the amount of \$2,300 for professional services rendered regarding their preparation/presentation of their report on the Ciccolini Property 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**

None

## **New Business**

### **Public Presentation of DMR's Report on Ciccolini Site**

Daniel Hauben, Planner with DMR Architects was present at the meeting to review the final report submitted and to answer any questions that the Board, neighboring residents or others may have regarding said report.

Mr. Del Tufo asked if Mr. Hauben could summarize the differences/distinctions between an area that needs rehabilitation and an area that need redevelopment. Mr. Hauben replied that the major difference is the designation: rehabilitation targets a much larger scope of work than redevelopment. And when you designate an area, as in need of rehabilitation, you still have to do a redevelopment investigation. Mr. Del Tufo asked if property owners should be concerned if someone's neighboring property were designated either and Mr. Hauben explained it is not an insult to anyone who is a property owner. There are a variety of different conditions on the properties that have been there for decades and they are only coming to attention because of the investigation.

Commissioner Scarpelli asked if either designation would affect property values and Mr. Hauben replied that he honestly did not know but he would think it would raise the value.

Mayor Tucci asked Mr. Hauben to explain to the neighboring property owners why they should embrace this process and Mr. Hauben replied that there are many benefits to redevelopment; *i.e.*, it gives municipalities an opportunity to take older areas or properties and modernize them. He feels there are economic benefits, too.

## **Public Comments**

Noreen Havren, a resident of Hillside Avenue, behind the Ciccolini property. She does not understand why after four years of vacancy and disrepair involving the Ciccolini building that the Township is now going through this process. She also stated that she does not want any sort of parking garage or apartment structure built on that property.

Mayor Tucci replied that anything that would be built on the Ciccolini property would only enhance the value of the area and could become a regional magnet for other businesses.

She also mentioned her numerous phone calls to the police department regarding the teenagers that are hanging out on the roof of the building and drinking. Both Mayor Tucci and Commissioner Scarpelli replied that they would be making phone calls to the Chief of Police to have more police drive-bys done during the evening hours. It was stressed to Ms. Havren that no

decisions as to what will be built on the Ciccolini property have been made yet. This is the very beginning phase of the process and much needs to be done/decided before the next phase(s) of the development are decided.

Frank Nora, a resident of Hillside Avenue. He wants to know if there are any definite ideas of what type of building will be put up on Lot 28. He was informed that at this point of time the Township is not contemplating anything. Mr. Hauben answered that the process is not far enough along to start a conversation on that kind of specific. Mr. Nora is most concerned with Lot 30 since it is an empty lot.

Matt Passero asked who hired DMR and the answer was the Township. He next asked what the reason for the study was and the answer was that the Ciccolini building and property was the driving force, but that there was a possibility that the entire Block along Franklin Avenue was in need of future expansion. He further asked if there were any offers on the Ciccolini property from outside parties and the answer was none at the present time. The Board feels confident that once the properties are designated and opened up to developers that there will be several interested parties.

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

None

The meeting concluded at 7:58 p.m.

The next meeting is scheduled for Wednesday, July 22, 2020 at 7:00 p.m.