

Approved 9/5/18
BAC

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, August 1, 2018**

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 14, 2017.

Roll Call:

Mr. Contella - present
Mr. Malfitano - excused
Ms. Castro - present
Mr. Kirk - excused
Mr. Greengrove - present
Ms. Kucinski - present
Mr. Algieri - present
Mr. Del Tufo, Secretary - excused
Mr. Arcuti, Vice - Chairperson - present
Ms. Tangorra - Chairperson - present
Mr. Kozyra - present
Commissioner Evans - present
Mayor Scarpelli - present

Meeting Minutes:

The Meeting Minutes for July 11, 2018 were approved by the Board.

Invoices:

An invoice for Debra Fontana for attendance and preparation of the July 11, 2018 Meeting Minutes was approved by the Board.

An invoice for Barry Kozyra for attendance at the July 18, 2018 Special Meeting regarding the Kingsland Final Site Plan Hearing was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services through August 27, 2017 for Kingsland Street Urban Renewal Roche Redevelopment was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services through September 24, 2017 for the Seton Hall Medical School Site Plan Review 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.

An invoice for Pennoni Associates, Inc. for professional services through May 27, 2018 for the property located at 371 Franklin Avenue was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services through May 27, 2018 for the property located at 212 Hancox Avenue was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services through June 24, 2018 for the Roche Site Roadway Inspection was approved by the Board

An invoice for Ricci Planning for planning review of the property located at 367 Franklin Avenue was approved by the Board.

An invoice for Ricci Planning for review of the Hoffman LaRoche/Seton Hall application, as well as multiple meetings was approved by the Board.

Nutley Board of Education
LRFP Update: Comments and Approval

Mr. Kozyra stated that he did not receive any comments from the Board, and is not surprised because the plans are substantially consistent with the previous set of plans that the Board reviewed. At this time there is not much that would have to be added or changed, and Mr. Kozyra will advise the Board of Education.

Density Recommendations to
Commissioners for Mixed Use Applications

Mayor Scarpelli addressed the Board that the density recommendations have been scheduled for the August 21, 2018 Commissioners' meeting.

Consistency Review As To The
Nutley Phase IIA Redevelopment Plan
dated July 17, 2018 and Ordinance No. 3392

(Approved 8-0 Unanimously with no recommended changes)

Mr. Kozyra stated that the Board has received a request from the Commissioners to consider the ordinance for the Phase IIA Redevelopment Plan. The Board's function is to review what was presented to the Commissioners, and decide whether or not it is consistent with the Nutley Master Plan.

Each member should have received a report from Mr. Ricci, Township Planning Consultant dated July 31, 2018 reviewing the Redevelopment Plan and Ordinance as to consistency with the Master Plan.

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Meryl Gonchar, Esq., Sills Cummis & Gross
Attorney for PB Nutcliff Med, LLC
and PB Nutcliff Master, LLC

Ms. Gonchar addressed the Board stating that the applicant has given two presentations before the Commissioners showing what the applicant is seeking under Phase IIA of the Redevelopment Plan. Ms. Gonchar stated that the Phase IIA plan encompasses two different parcels, Blocks 300 and 201. One which faces Metro Boulevard, which is referred to as Buildings 100 and 200 and the other, is referred to as 111 Ideation Way.

Public Comments:

No Public Comments.

Eugene Robert Diaz
Prism Capital Partners

Mr. Diaz stated that the Board's review of the consistency of the proposed Phase IIA of the Redevelopment Plan encompasses the areas of Building 1 of the Roche campus, Building 76, and Building 102 located on the easterly portion of the property. Mr. Diaz believes it will be helpful for the Board to understand the reasoning why the plan has certain particular elements, and why they are requested to be adopted in the Redevelopment Plan. The primary purpose of the plan is to facilitate reoccupation by the tenants of those three buildings. To accomplish this, a modification is needed to the surrounding sites of those buildings for parking purposes in surface lots, in particular as to Building 1. The tower, which is referred to as 200 Metro requires development of a parking structure to provide sufficient and proximate parking for tenants of those buildings. The Ralph Lauren Corporation has been publicly identified as one of the tenants.

Mr. Diaz also stated that the applicant will be presenting before the Board in the near future planned improvements for the garage, the landscaping, the courtyard, renovation to the exterior of the 100 Metro building, and site renovation for 111 Ideation Way. Currently Buildings 100 and 200 occupy a single lot so there is a need for the tenants, as well as for development and assessment purposes to establish an independent valuation of the buildings so that the town can collect its fair share of tax revenues. Buildings 100 and 200 should be separated so the tenants can understand their tax obligations.

The proposed subdivision creates individual lots for the garage, the courtyard, and the two buildings. There are reciprocal agreements between those properties which govern how they would all interact with each other.

The next parcel to be subdivided stems partially from the original subdivision for the medical school and the campus research center for Hackensack Meridian Health and Seton Hall. Ultimately all the roadways on the campus will remain private roadways. In order to provide parking for the two buildings, there will be a need for 2400 parking spaces. There will be a

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courtyard in between the two buildings for gathering purposes, visual stimulation, outside seating and meetings.

Mr. Diaz stated that if the applicant did not provide parking spaces, Ralph Lauren would not lease the building. If the applicant does not build a garage it will take up more land for surface parking. If more land is used for surface parking then there will be less land for future ratables for the Township in the future. It will also lower the price the tenant would be willing to pay and if the rent is lower, the value of the property goes down. The applicant also needs to ensure that tenants like Ralph Lauren can identify this building as their own with a front entrance so their guests, visitors and members of the company can be seen and welcomed into the building. The applicant also needs need more of a connection between the two buildings within a common courtyard which will have an amphitheater like seating so the tenant can bring their work outside or conduct seminars. There will be a general area for the public to relax and walk, a center fountain, planters and landscaping with trees, work benches and tables that will be electrified so you can plug in a laptop, etc. There will be some small surface parking for executives and visitors, so they do not have to park inside the garage.

Mr. Diaz would like to start construction of the garage in September/October. The garage will have seven levels of parking, the ground level and six additional levels for a total of 2573 parking spaces. The garage is approximately seventy feet, and has double scissor ramps with a dual entrance. The applicant's traffic engineer has looked at the entrance and exit flow of the garage and because it has double scissor ramps and a dual entrance, the traffic in both the morning and in the evening will work seamlessly, and not cause any backup or traffic problems. The garage will be a secured entrance with a fob key entrance on the way in and then motioned detected on the way out. There are two elevators, stairways and lobbies for the garage to accommodate either tenant. There will be a series of trees, low bushes, and grass along the side of the garage. All the parking spaces are nine feet wide and eighteen feet deep, with handicap spaces being provided on all levels of the garage.

Public Comments:

No Public Comments.

Paul Ricci, Township Planner

Mr. Ricci addressed the Board stating that he prepared a letter dated July 31, 2018, and based upon his review and opinion the redevelopment of the 11.88 acres, largely with existing buildings would not result in the fragmentation of the tract in a manner inconsistent with the Master Plan. He also stated that the proposed uses and development concept will be beneficial and largely consistent with the goals and objectives, the range of uses/vision in the Master Plan.

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Public Comments:

No Public Comments.

At the conclusion of the presentation Mayor Scarpelli made a motion to have Mr. Ricci's July 31, 2018 report sent to the Commissioners for their review and consideration, seconded by Mr. Algieri and unanimously approved by the Board.

Mr. Arcuti also made a motion to approve the Nutley Phase IIA Redevelopment Plan with no changes or recommendations, seconded by Mayor Scarpelli.

Board Roll Call

Mr. Contella - Yes
Mr. Greengrove - Yes
Ms. Kucinski - Yes
Mr. Algieri - Yes
Mr. Arcuti - Yes
Ms. Tangorra - Yes
Commissioner Evans - Yes
Mayor Scarpelli - Yes

Hearing Schedule:

Per the request of Meryl Gonchar, Esq, a Special Meeting for the presentation of the Subdivision and Site Plan application as to Phase IIA has been scheduled for August 29, 2018.

Public Comments:

No Public Comments.

The meeting concluded at 8:26 p.m.

The next meeting is scheduled for Wednesday, August 29, 2018 (Special Meeting) at 7:00 p.m.

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