

OK 2/6/19
BAK
Approved

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, January 23, 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 – Excused
Mr. Algieri – Present
Mr. Del Tufo – Present
Mr. Arcuti - Excused
Ms. Tangorra – Present
Mr. Kozyra – Present
Commissioner Evans – Excused
Mayor Scarpelli – Excused

Meeting Minutes

The Meeting Minutes for January 9, 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 January 9, 2019 Meeting Minutes was approved by the Board.

An invoice for Mr. Paul Ricci in the amount of \$4,225 for his review of the On 3 application and his attendance at technical review meetings, meetings with applicant's legal and engineering teams, discussions with Barry Kozyra and attendance at Planning Board meetings was approved by the Board.

An invoice for Mr. Paul Ricci in the amount of \$1,527.50 (for different time periods than invoice listed above) for his attendance at Planning Board meetings, review of plans, and preparation of correspondence in connection with the On 3 application was approved by the Board.

An invoice for Mr. Paul Ricci in the amount of \$260 for discussions with applicant of 74 E. Passaic Avenue 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.

An invoice for Mr. Paul Ricci in the amount of \$520 for site visits and preparation of review letter for the 293 Prospect Street application was approved by the Board.

An invoice for Mr. Paul Ricci in the amount of \$910 for his review of the property, preparation of letter and attendance at Board Meeting for the Hancox Street application was approved by the Board.

The Construction Official received a letter from PSE&G giving notice to the Township of PSE&G's application for a Flood Hazard Area Permit for maintenance of existing lines in the Town which will require certain herbicides to be used. Mr. Kozyra stated that the Board was not required to take any action regarding this letter which was for notice purposes only.

Old Business

At the end of the meeting, Mr. Kozyra swore in Mr. Algieri to his position on the Board.

New Business

The following meetings have been scheduled:

February 6, 2019

237 Centre Street – application for relief from stipulation and resolution which located trash receptacles inside the building. Owner (Dr. Tartaglia) now wants the trash to be put outside. New drawings were provided and show that there will be no reduction in parking availability.

February 27, 2019

74 E. Passaic Avenue – mixed-use redevelopment. Plans were delivered to the Board. Mr. Kozyra believes that there are no variances, setbacks, parking issues, etc., but he has not had a chance to fully review the application. He will advise Mr. DiBiasi of the scheduled hearing date.

A question was asked regarding environmental issues. Mr. Kozyra stated that this Board does not deal with those issues but he has been notified that there are no environmental issues with respect to development of the property.

A Board member stated that the traffic around the property seemed controlled. Since it was previously a gas station, it had dual entrance/exit access. Mr. Kozyra stated that this proposed use is consistent with the B2 zoning that the property has and that zoning will not be changed.

April 10, 2019

Joint Meeting – originally set for February 27, 2019 but due to various conflicts with all Boards, it has been rescheduled. The public likes that they are able to address questions to all the different Boards while at one meeting. This meeting gives the Board the opportunity to identify ordinances that need to be changed.

Committee/Sub-Committee Reports

Mr. Kozyra stated that committee assignments have not been addressed by the Board in some time. He will circulate a list to Ms. Tangorra.

A question was brought up about the Commissioners' Density Ordinance. Mr. Kozyra has circulated what the Commissioners introduced. He also stated that Commissioner Tucci circulated a white paper regarding various land use issues. Not all of the Board members received the paper and Mr. Kozyra will circulate it again. Ms. Tangorra mentioned a Tap Into article that mentioned the Density Ordinance and Mr. Kozyra agreed to try to circulate that also.

Public Comments

None

The meeting concluded at 7:17 p.m.

The next meeting is scheduled for Wednesday, February 6, 2019 at 7:00 p.m.

Please be sure, when you are speaking that you turn your microphone on and speak directly into it.