

Approved
BARK
10/16/19

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, October 2, 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.

PLEASE BE ADVISED THAT THE RECORDER/COMPUTER WAS NOT WORKING PROPERLY SO THE NOTES WERE TAKEN VIA DICTATION.

Roll Call

Ms. Castro – Present
Mr. Malfitano – Present
Mr. Contella – Present
Mr. Kirk – Excused
Mr. Greengrove – Excused
Ms. Kucinski – Present
Mr. Algieri – Excused
Mr. Del Tufo – Excused
Mr. Arcuti - Present
Ms. Tangorra – Present
Mr. Kozyra – Present
Commissioner Evans – Excused
Mayor Scarpelli – Excused

Meeting Minutes

The Meeting Minutes for September 18, 2019 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 September 18, 2019 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, #878812 in the amount of \$2,912.50 for services rendered through 8/25/19 regarding Roche Constr. Administration was approved by the Board.

An invoice for Pennoni Associates, #878811 in the amount of \$1,068.00 for services rendered through 8/25/19 regarding Roche site plan review was approved by the Board.

An invoice for Pennoni Associates, #878817 in the amount of \$3,363.00 for services rendered through 8/25/19 regarding On3 Rds Appl. 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, #878818 in the amount of \$2,656.00 for services rendered through 8/25/19 regarding On3 roads inspections was approved by the Board.

Correspondence dated 9/12/19 from EBI Consulting regarding Invitation to Comment. Sprint is proposing to install a telecommunications facility on the property located at 293 Chestnut Street. EBI is inquiring if the Board is interested on commenting on the proposed project. Mr. Kozyra stated that he would have copies of the letter and its attachments forwarded to each Board Member for discussion at a future meeting.

Old Business

None

New Business

Hearing for 7 Hunt Place, Second Floor Addition – will be put on the agenda for the next meeting in two weeks. A Board Member said that he had driven by the project and had questions regarding site elevation. He would like a new exhibit provided showing the elevation against neighboring properties. Dave Berry stated that he would speak to the architect and ask for a response. He asked if the Board wanted the new drawing ASAP and Mr. Kozyra confirmed that the Board wanted it submitted by the next meeting date. Another question was asked about scaling the new building.

Mr. Kozyra passed out the 2020 meeting schedule, which was unanimously approved by the Board.

Committee/Sub-Committee Reports

Mr. Kozyra stated that he just received three RFPs for the Ciccolini property and has not had an opportunity to review/copy them. He stated that he could have copies provided to the Board Members and then schedule appointments with each applicant. The three prospective companies are: Topology NJ, LLC; DMR Architects; and RicciPlanning.

Mr. Dave Berry spoke about the progress at On3.

Mr. Berry passed around current pictures of the On3 project. Mr. Kozyra stated that he was going to call Mr. Genitempo to set up dates/times for the Board to visit the site.

Mr. Berry advised that the Ralph Lauren timeline could be a problem. Mr. Berry stated that Prism cannot meet the deadline for the road behind the garage and that temporary roadways will need to be created. Mr. Berry needs to get permission for these two roads from the Township Engineer. Prism is trying to get a TCO so that 30-50 people will be allowed in the building next week. Pennoni has someone working at the site every day and they will send Mr. Berry an approval letter for the TCO. Mr. Berry said that safety areas have to be approved before the TCO is granted. Mr. Berry stated that besides the two temporary roads there are no other snags other than timeline pressure. Mr. Berry advised that he speaks with Mike Meecham who lives in

Nutley and works for Prism. He has been Mr. Berry's go-to guy for any questions/issues/hold-ups.

Mr. Berry stated that on Monday he is going to do a trial run starting with driving onto the property and ending up on the 7th Floor. A question was asked, how much of the building was going to be ready for the 30-50 employees starting Monday. Mr. Berry stated that the 7th Floor would be ready, along with the elevator. He was asked what the projected timeline will be for the completion of the building and Mr. Berry said they are projecting one floor per week. He was not sure how realistic that will be. He was asked if he knew what classification these employees fell under and he was not able to answer that question.

Public Comments

None

The meeting concluded at 7:30 p.m.

The next meeting is scheduled for Wednesday, October 16, 2019 at 7:00 p.m.