

*Approved  
5/15/2019  
SPM*

**TOWNSHIP OF NUTLEY  
PLANNING BOARD MEETING MINUTES  
Wednesday, April 24, 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 – Excused  
Mr. Contella – Present  
Mr. Kirk – Excused  
Mr. Greengrove – Excused  
Ms. Kucinski – Excused  
Mr. Algieri – Present  
Mr. Del Tufo – Present  
Mr. Arcuti - Present  
Ms. Tangorra – Present  
Mr. Kozyra – Present  
Commissioner Evans – Present  
Mayor Scarpelli – Present

**Meeting Minutes**

The Meeting Minutes for March 20, 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 April 3, 2019 Meeting Minutes was approved by the Board.

An invoice for Barry Kozyra, Esq. in the amount of \$800 for his attendance at the April 3, 2019 Joint Board Meeting (Special Meeting) was approved by the Board.

An invoice for Pennoni Associates in the amount of \$445 for services rendered through 2/24/19 regarding 599 Franklin Avenue for preparing a compliance plan letter to the zoning official was approved by the Board.

An invoice for Pennoni Associates in the amount of \$1,698 regarding 74 East Passaic Avenue for review/preparation of a review letter on the owner's application, review of the plans and preparing the engineering review letter 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 in the amount of \$356 regarding attending a traffic report study meeting for Roche Phase III was approved by the Board.

Correspondence regarding the 19<sup>th</sup> Annual Current Zoning Conference scheduled for May 10, 2019 at Rutgers. This is an education seminar designed to teach more detailed planning and zoning techniques. If anyone is interested in attending, they are to let Mr. Kozyra know and he will forward a copy of the letter to them.

A letter from Hudson-Essex-Passaic Soil Conservation District regarding the application for 434-438 Centre Street. No action by the Board is required.

A letter from Hudson-Essex-Passaic Soil Conservation District regarding Ralph's Pizzeria parking lot. No action by the Board is required.

A response to the Request for Proposals regarding the Ciccolini site was received from ARH Associates. Mr. Kozyra suggested waiting to distribute and review the response until all proposals are received and then looking at all of them at the same time. The Board agreed.

### **Old Business**

None

### **New Business**

#### **Scheduling Hearing – Kingsland Street Urban Renewal Gated Parking Lot Access**

Mr. Kozyra said a date cannot be set yet because the application is not complete. He spoke to David Berry asking for the status on the application and Mr. Berry said that his office had not received all of the materials from the applicant. Mr. Kozyra told Mr. Berry to notify him when all of the support materials have been received. It was asked if the application will be different than what the Board was handed at the last meeting and Mr. Kozyra said except for some additional support documents it will remain the same.

Mr. Kozyra said that if he gets any of the materials he will provide them to the Board. Ms. Tangorra asked if there would be enough time to schedule a hearing for May 1 and Mr. Kozyra said probably not. He stated that the Town is trying to be accommodating but he feels that the applicant should have all the necessary documents ready. If the applicant wants to make changes Mr. Kozyra feels it is their issue to get ready quickly, and not the Board's.

Ms. Tangorra stated that she will not be able to attend the May 1, 2019 meeting (the Mattia Dinner) and Mayor Scarpelli said he and the Commissioners would be at the same function. Since there is nothing on the agenda for the May 1<sup>st</sup> meeting, it was agreed that the next meeting will be May 15, 2019. Mr. Kozyra will notify the Clerk's office.

**Committee/Sub-Committee Reports**

None

**Public Comments**

None

The meeting concluded at 7:18 p.m.

The next meeting is scheduled for Wednesday, May 15, 2019 at 7:00 p.m.