

OK-BAC
2/5/20

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, January 22, 2020**

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, and Commission Chambers. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun on November 28, 2019.

Roll Call

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

Meeting Minutes

The Meeting Minutes for January 8, 2020 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 January 8, 2020 Meeting Minutes was approved by the Board.

Old Business

None

New Business

Chair Tangorra issued the Oath of Office to Mr. Kozyra as Board Attorney for 2020. Mr. Kozyra took the Oaths of Office for new and reappointed members (Messrs. Greengrove, Contella, Kirk, Evans and Smith) and the Board Recording Secretary Ms. Santasieri for 2020.

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.

Scheduled Hearing - 20 High Street Hearing (Montclair Radiology)

Mr. Kozyra confirmed that this hearing will go forward on February 5, 2020.

On3 Medical School Parking Lot

Charles Liebling appeared on behalf of Kingsland Street Urban Renewal, owner of the building that the medical school occupies. The faculty and students of the medical school have been using surface parking leased from the developer Prism. Due to the weather and the ongoing construction, walking to the building has become treacherous. Kingsland and Prism came up with the idea to temporarily use the unused spaces available in the Metro 100 and 200 parking garage. Both Prism and Kingsland feel that this is a good idea. The only problem is that the Redevelopment Plan did not permit temporary parking.

Mr. Liebling further stated that the Commission has agreed to amend the Redevelopment Agreement to allow for temporary parking for a limited period of time until the parking garage in Clifton is finished subject to Planning Board review to determine whether the proposal is consistent with the Master Plan.

Mayor Scarpelli asked if the garage construction is currently under way and Mr. Liebling confirmed that it was and should be finished by the second quarter of this year, and, at the latest September 2020, which is the date the Amendment to the Redevelopment Agreement will reference. Mr. Greengrove asked how many cars the garage holds and Mr. Liebling answered that in the surface lot they have 200-350 cars parking there throughout the day and they do not expect there to be an increase. Commissioner Evans asked about the parking for the buildings next to the medical school and Mr. Liebling said that the students/faculty go to the lot in front of the medical school first and if there are not open spaces they go to the lot on Route 3. He further stated that it will be a much shorter walk for everyone from the Ralph Lauren garage. A question was asked about the numbers of non-medical school vehicles to be parked in the garage and Mr. Liebling replied the garage will have approximately 200 non-medical school spaces. Mr. Malfitano wanted to confirm that this is a temporary solution and that Mr. Ricci's e-mail report confirmed temporary parking is consistent with the Master Plan, which Mr. Kozyra confirmed as correct.

A motion that the proposed temporary parking through September 30, 2020 consistent with the Master Plan was made and unanimously approved.

- Ms. Castro – Yes
- Mr. Malfitano – Yes
- Mr. Contella – Yes
- Mr. Kirk – Yes
- Mr. Greengrove – Yes
- Ms. Kucinski – Yes
- Mr. Del Tufo, Secretary – Yes
- Mr. Arcuti, Vice Chair – Yes

Mr. Smith - Yes
Ms. Tangorra, Chair – Yes
Commissioner Evans –Yes
Mayor Scarpelli – Yes

Mr. Kozyra stated that he will report the unanimous approval to Mr. Genitempo.

Public Comments

None

Committee/Sub-Committee Reports

Mr. Arcuti stated that he has been in communication with the Zoning Board regarding Mr. Malfitano's concerns about front yard setbacks on commercial properties. He stated that a new committee is in the process of being set up and hopefully they will be able to come up with ideas/suggestions to address Mr. Malfitano's concerns.

The meeting concluded at 7:23 p.m.

The next meeting is scheduled for Wednesday, February 5, 2020 at 7:00 p.m.