

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, November 4, 2020**

11/18/20
Approved
BAK

A meeting of the Planning Board of the Township of Nutley was held via Zoom. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun on November 28, 2019 and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive.

Roll Call

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

Meeting Minutes

The Meeting Minutes for the October 7, 2020 meeting 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 October 7, 2020 Meeting Minutes was approved by the Board.

Old Business

None

New Business

DMR Review of Redevelopment and Rehabilitation Properties for Ciccolini Site

Francis Reiner, Professional Planner with DMR Architects, was present at the meeting to review and provide answers so that the Board can determine if the criteria was met in DMR's Investigation Report ("the Report"), previously submitted, so that the Board may provide a recommendation to the Board of Commissioners regarding the determinations of redevelopment and rehabilitation.

Mr. Reiner stated that if properties are designated for rehabilitation there is no change in zoning, it allows for existing businesses to continue to operate, it does not permit condemnation, it does not trigger violations of any issuance and it identifies issues with infrastructure only in terms of need for rehabilitation. Rehabilitation is done by areas, not individual properties. Their inspection revealed that most of the structures, water and sewer infrastructures were over 50 years old and in need of repair. In DMR's professional opinion Block 3100, Lots 21, 23, 24, 25, 26, 27, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42 and 43 should be designated for Rehabilitation.

Mr. Reiner stated that if properties are designated for redevelopment there will be no change in zoning, it would allow permitted uses to remain and existing business could continue to operate, it does not permit condemnation, it does not trigger statutory violations and it identifies issues that should be addressed for future redevelopment. The Township would then develop a redevelopment plan. He feels it would be best to have one redevelopment plan for both the rehabilitation properties and the redevelopment properties. Redevelopment is done by individual properties. DMR's inspection revealed that these properties are unsafe, unsanitary, dilapidated and/or obsolete. Also, the buildings on these properties have been empty for more than two years. He stated that the parking lots are missing asphalt and pavement in some areas, there are random utility poles, the parking lot space set-up is inefficient and there is limited street frontage. In DMR's professional opinion Block 3100, Lots 28, 29, 30 and 37 (all municipal lots) should be designated for Redevelopment.

A motion to recommend to the Board of Commissioners that the municipal owned lots only [Block 3100, Lots 28, 29, 30 and 37] be designated for Redevelopment was made and unanimously approved.

Mr. Contella – Yes

Mr. Smith - Yes

Ms. Tangorra – Yes

Commissioner Scarpelli –Yes

Mayor Tucci – Yes

A motion to recommend to the Board of Commissioners that Block 3100, Lots 21, 23, 24, 25, 26, 27, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42 and 43 be designated for Rehabilitation was made and unanimously approved.

Mr. Contella – Yes
Mr. Smith - Yes
Ms. Tangorra – Yes
Commissioner Scarpelli –Yes
Mayor Tucci – Yes

Public Comments

None

Historic Preservation Committee Presentation Hearing Date

It was agreed by the Board that the pre-scheduled hearing date of November 18, 2020 is acceptable.

Schedule Hearing for Elevated Pedestrian Bridge

Based on the Board receiving the application documents and the Township experts having a chance to review said documents and prepare reports and be available, the hearing was scheduled for December 2, 2020.

Committee/Sub-Committee Reports

None

The meeting concluded at 7:27 p.m.

The next meeting is scheduled for Wednesday, November 18, 2020 at 7:00 p.m.