

Approved
12/16/2020
BAK

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, December 2, 2020**

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

Meeting Minutes

The Meeting Minutes for the November 18, 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 November 18, 2020 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, #1039977 in the amount of \$1,692.00 for professional services rendered through 8/30/20 regarding 111 Ideation Way parking lot application was approved by the Board.

An invoice for Pennoni Associates, #1043731 in the amount of \$6,204.00 for professional services rendered through 9/27/20 regarding 111 Ideation Way parking lot application and attendance at meetings was approved by the Board.

An invoice for Pennoni Associates, #1047083 in the amount of \$2,632.00 for professional services rendered through 10/25/20 regarding 111 Ideation Way parking lot application 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.

Old Business

None

New Business

Hearing for Kingsland Street Elevated Pedestrian Bridge

Charles Liebling, Esq. represented Applicant Kingston Street Urban Renewal LLC. His client is seeking preliminary and final site plan approval for a segment of the new pedestrian sky bridge that runs to the Clifton parking garage. This new segment will only be 162 sq. ft. and no variances are required. He stated that the Board of Commissioners have seen the plans and have approved same for submission to the Planning Board. He confirmed that Exhibits A1-A5 were delivered to the Board prior to this hearing.

Richard Procanik, 92 East Main Street, Suite 410, Sayerville, New Jersey. The Board accepted his credentials as an expert in his field. He prepared the site plan that is being considered tonight. He brought up Ex. A5 (aerial exhibit) for everyone's review, which showed where the new bridge will be built in connection to the current office/parking structures. He next brought up the plans dated 8/18/20 which shows the proposed connection of the Clifton parking garage to the School of Medicine garage. He stated that there will not be many impacted costs - installation of footings and supports which will be placed alongside or within the existing sky bridge above Ideation Way. Any sky bridge modifications needed to be made will meet the ADA requirements. Since the majority of the sky bridge will be over Clifton property, he stated that they will go before the Clifton Board to get their approval also. He stated that the new sky bridge will be above all of the new sidewalks and lighting projects that were recently approved by this Board. Regarding utilities, one of his slides showed their plans to move those utilities to accommodate for the sky bridge foundation. This plan has been presented to the Town's engineer and planner and he stated that the Applicant is willing to accommodate their requirements/comments. There will be driveways and roadways that the sky bridge will tower over near the Ideation parking lot. The sky bridge clearance is 21.34 feet high so this will allow for trucks 13.5-14 feet to have adequate clearance when entering the site. Also, both Nutley and Clifton emergency vehicles can easily access the site.

Mr. Kozyra asked for confirmation that the Applicant has agreed to comply with the Town Engineer's and Board Planner's recommendations and Mr. Procanik replied, "Yes, with a response letter having been sent."

Charles Logan, Jr., 517 Route One South, Iselin, New Jersey. The Board accepted his credentials as an expert in his field. His drawings/presentation he will be using tonight were presented to the Board before and are dated 8/14/20. He basically repeated many of Mr. Procanik's earlier statements regarding the placement of the sky bridge in connection to the existing sky bridge and buildings. He stated that the sky bridge is fully ADA compliant and is accessible on both sides. In the HMH parking garage the access point is on the third floor, which can be reached by an elevator from all floors. The overall clear width of the sky bridge is 7.4

feet and the square footage in the Nutley portion of the sky bridge is 862 sq. feet, which represents about 26% of the bridge's square footage. Clifton's portion of the sky bridge is 2,425 sq. feet, which represents 74%, for a combined total of 3,287 sq. feet. The bridge will be fully enclosed and will be complimentary to the existing bridge in both height and location. The sky bridge will be made of white painted metal with tinted glass. It will have a slanting shed roof, which will be the same color as the existing bridge. There will be inside LED lighting. Only where the sky bridge is adjacent to the cooling tower there is a code requirement so no glass at that point. There is also no signage on the bridge.

Commissioner Scarpelli asked if it would be possible to see a comparison between the two sky bridges re see the similarities between the two. Mr. Logan shared a slide showing both bridges. Commissioner stated that there was less glass and Mr. Logan answered, "Correct," He further stated that where you see a solid element there will be a glass element directly across, so there is alternating glass the length of the bridge.

Mr. Malfitano asked if the sky bridge will have AC and Mr. Logan answered that it will be ventilated but will not have heat or air conditioning. Mr. Malfitano asked if the bridge is protected or does it require protection with the sprinkler system. Mr. Logan answered that it does not require a sprinkler system. Mr. Malfitano asked if the fire escape in the original sky bridge is sufficiently placed to handle an emergency in the new bridge and Mr. Logan answered that the proposed sky bridge will have three access points in case of an emergency.

Commissioner Scarpelli asked about security between the access points of the buildings and Mr. Logan stated that the current bridge and the garages have security and there has been discussion about the need for cameras.

Mr. Kozyra asked about the maintenance of the bridge and Mr. Liebling answered that he had responded to a similar question from Mr. Ricci. Maintenance will be the responsibility of the Kingsland Urban entity.

Mr. Hay asked if the sky bridge will have heaters hanging from the ceiling and Mr. Logan answered that the sky bridge will not have heating in it.

Todd Hay, 24 Commerce Street, Newark, New Jersey. He stated that he had minor comments and the Applicant has agreed to make the necessary changes as stated in his letter.

Mr. Arcuti made a motion to approve the project as submitted with the stipulation that they will adhere to the comments from Mr. Ricci and Mr. Hay.

- Ms. Castro – Yes
- Mr. Malfitano – Yes
- Mr. Del Tufo – Yes
- Mr. Arcuti - Yes
- Mr. Smith - Yes
- Ms. Tangorra – Yes

Commissioner Scarpelli –Yes

Public Comments

None

Committee/Sub-Committee Reports

Ms. Tangorra sked Mr. Kozyra if there was anything that the Board needed to be doing regarding the Spring property and Mr. Kozyra answered, “No, they need to wait and hear from Mr. Reiner.”

The meeting concluded at 7:42 p.m.

The next meeting is scheduled for Wednesday, December 16, 2020 at 7:00 p.m.