

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

A meeting of the Planning Board of the Township of Nutley was held via Zoom. Adequate notification was published in the official the Star Ledger on April 20, 2020 and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive.

Roll Call

Ms. Castro – Present
Mr. Malfitano – Excused
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 the March 11, 2020 Joint Meeting were accepted by the Board.

Communications/Bills

An invoice for [Cece Tramantona](#) in the amount of \$150.00 for her attendance at and preparation of the March 11, 2020 Joint Meeting Minutes was approved by the Board.

An invoice for Gail Santasieri in the amount of \$150.00 for her attendance at and preparation of the February 5, 2020 Meeting Minutes was approved by the Board.

An invoice for DMR Architects, dated April 13, 2020 in the amount of \$22,910 was presented with respect to the investigation study that they are doing on Franklin Avenue for the time period March 1 to March 31, 2020.

Mr. Kozyra stated that he also observed that DMR was apparently waiting for payment on a previously submitted bill, on March 11, 2020, in the amount of \$7,120, which Mr. Kozyra states he never saw. After a long discussion, it was agreed by the Board that the invoice in the amount of \$22,910 would be submitted for payment and Mr. Kozyra would reach out to DMR for another copy of the \$7,120 invoice to confirm that the work billed has been completed.

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

Turf Replacement/Press Box

Ms. Tangorra stated that the Board had received the plans for the turf replacement/press box application from the Board of Education.

Mr. Kozyra stated that the BOE is looking for this Board's recommendations with respect to the application itself. He confirmed that every Member received a copy of the Fire and Police Department reports. The Fire Department was fine with the application as submitted but the Police Department raised the question of what do you do with pedestrian traffic outside the gate on Franklin Avenue, and should there be some kind of bollards.

Mr. Kozyra stated that there was also an alternative proposal within the body of the papers with respect to the bleachers and installing handrails because the presently installed handrails are very old and the original installation standards have been updated. There have been many issues with the handrails in the past, *i.e.*, people falling while going up and down the steps. It was suggested that the architect and the BOE could address the need for new handrails.

Sal Ferraro from the BOE stated that the BOE has no issues with looking into putting bollards or some type of protective pedestrian measures at the street area as long as there is at least a minimum of 48 inches of sidewalk so it does not interfere with handicap accessibility. He stated that there will be an 8 foot area inside the fence created for more pedestrian room.

Alex Goldman from Solutions Architecture elaborated on the setback at the proposed potential press box off the street, about five feet; the setback inside the fence would double that distance so there will be enough room for people to gather and not block the walkway while queuing up. She feels the bollards could be added as long as it allows handicapped individuals to pass. Mr. Kozyra asked if there were other protective measures/devices that could be used besides bollards and Ms. Goldman said they could try to add a layer of fencing or something but that may end up causing more of a hindrance in terms of people moving around. She agreed to look into other options but she thinks bollards might be the best. Frank Maccineo from Solutions Architecture asked if the concern is more vehicular or pedestrian. Mr. Kozyra answered that the police report is more pedestrian oriented but the concern was that people will start queuing up. He feels when that happens there would be a traffic concern.

Mayor Scarpelli stated that he is concerned about the lack of cars and lampposts on the rendering. He think it is a little deceptive that it appears so open. Ms. Goldman responded that the Mayor's comment is true; there is one light post to the right of the new press box location.

Mr. Del Tufo stated that he has concerns regarding the labeling of the curb line so people reading the drawing could see where the curb line is. He is not sure if it is highlighted on the current plan. He also mentioned that in the press box lower level plan what is labeled the street should really be the sidewalk. Mr. Maccineo responded that they do have a press box site plan that shows the outline and the sidewalk. He said it is much further out like kind of key plan, but that is on the engineering set. Mr. Del Tufo asked if it shows the property line and Mr. Maccineo answered that it shows the curb line, not the property line. Mr. Del Tufo wondered where the right away is versus the BOE property.

Commissioner Evans stated that the sidewalk around the oval is fairly narrow, not necessarily level and has hills and valleys in it. He would like to know if it is feasible, given the width of Franklin Avenue in that area, to actually widen the sidewalk to maybe 10 feet to better handle the pedestrian traffic. Mr. Maccineo deferred to Keith Smith from Francesco, the engineers on the job. Mr. Smith stated that they have not investigated the sidewalk widening in that area. Commissioner Evans asked if it would be feasible and Mr. Smith responded that the difficulty is that you would be in the stands at that point, starting to encroach into the Franklin Avenue curb line and eliminating on street parking. Mr. Ferraro stated that the BOE can look into that, but that change will obviously impact the roadway. It would also affect the intersection of Chestnut and Booth Drive. It is something the BOE can look into. He said the light poles are where they are so even if they could move the sidewalk over, four or five feet you would then have the light poles right in the middle of your walkway. Commissioner Evans responded that he feels some consideration has to be given to figuring out how to make it safer for pedestrian traffic. He suggested setting up cones could create a wider area. He suggested giving this more thought might be helpful. Mr. Ferraro stated that this is not the only entrance. People will still be able to use the entrances from Chestnut Street and Booth Drive. Mayor Scarpelli stated that the BOE should check with the County about moving the curb line and maybe talk about paving that section to really dress it up and at a future time look into moving those poles. Commissioner Evans brought up installing parking meters and Mayor Scarpelli said that the spaces there are permit parking for the school.

Mr. Kirk asked Mr. Ferraro about underground conduit or fiber optic for future cameras. He wants to know if the BOE has any plans to put any cameras in this area and are there any underground conduits for future cable pulling? Mr. Ferraro responded that the BOE has not looked into cameras but they are incorporating the underground conduit. There was low voltage underground conduit that was installed probably 10+ years ago they did install underground conduit. He understands that some of that conduit was damaged throughout the years and they want to change out the pieces that were broken so that there is access from one side to the other. Mr. Kirk stated that he knows the scoreboard is working on an old piece of Cat-5 that should be replaced and that they struggle with that often. He said he knows that the IT person at the school wants card access at that concession stand so rather than trail ugly cable from Town Hall maybe this is something to consider. Mr. Ferraro responded that the BOE is looking to upgrade the wiring that and that one of the components is to upgrade the scoreboard as well. Ms. Goldman commented that they do have new electrical power on both sides of the field and additional conduit for future work.

Commissioner Evans asked if the conduit is repaired will it allow for stadium lighting and Ms. Goldman replied that they have a separate alternate bid for possible future site lighting. If finances allow for it the Board would include all the conduit to the six locations for future field lighting. Commissioner Evans asked if that would be part of an alternate plan and Ms. Goldman replied that the conduit will be an alternate bid in the site plan and then the installation of the lights would be at a future date. She stated that they are still trying to figure out the exact locations of the lights. Mr. Del Tufo said that the lights were probably in the same location they were in 10 years ago when they were installed. Mr. Del Tufo stated that he thinks there are seven locations and that they were the package he gave to the Members. Commissioner Evans questioned that, as he understands it, it is not part of the plan before the Board right now, but could be included if financially feasible to do so. Mr. Ferraro answered “yes, that is correct, but we do have money that has been allocated for the turf replacement.” The BOE has purposely broken the project into alternates so that they are able to fit in what it can within the budget and if additional money is available, it gives them the ability to do more.

Mr. Arcuti asked if anyone knew when the existing turf was installed and Ms. Goldman answered 2006. Mr. Macinneo stated that typically the warranty on turf is about eight years so this is well beyond its normal life. Mr. Arcuti: asked if the Raider insignia was going to be put on the 50 yard line as originally planned years ago and Mr. Ferraro answered that that was their plan.

Mr. Del Tufo stated that in the March 18th letter from Solutions Architecture it references the Bureau of Oceanport Planning Board and he just wanted to confirm that it was a typing error. Ms. Goldman confirmed and apologized for the error.

Commissioner Evans raised questions about the architects’ plans for the other entrances and any related improvements regarding adding a retaining wall and any erosion that could affect the root structure. He would like to know what is firmly being planned. Mr. Smith replied that he believes it refers to higher curbs to keep the area around or near the snack bar more level for walking ease. He also stated that water drains towards the field at a greater pitch. So they are going to redo that area with the blacktop to create a walkable surface. Regarding the retaining wall, it would only be one to one and a half feet high to make the area flat. He stated that there will be a fence between the snack area and the field. Commissioner Evans wanted to confirm that there will not be a retaining wall constructed by the existing cherry trees and Mr. Smith answered correct. Commissioner Evans asked if there would be any changes to the Promenade where the American flag is located, and Ms. Goldman answered that that area is staying as it currently is. Mr. Ferraro stated that the field is their first priority and depending on available funds they will start on the alternates. Commissioner Evans asked Mr. Kozyra if it would be possible to see a completed proposed plan of what could be and should be done with the oval and then basically approve this phase of it and then as financing becomes available the staging can be done versus having to come back before the Board for each step. Mr. Kozyra answered that while Commissioner Evans’ makes a good suggestion it takes more time and he does not know that the BOE is ready to proceed that far. He stated that the Board’s role is advisory and to make recommendations to improve what is in front of the Board, not so much to deal with other issues that the Board may or may not deal with because of financing and the like. Commissioner Evans

asked if the Board could make the suggestion that the BOE provide the Board with a complete plan and Mr. Kozyra said that the Board could make the recommendation but he does not know what the BOE or State's answer will be. Mr. Kozyra stated that he cautions because he would not want the plan to get swallowed up in Trenton and not get done in 2020 as who knows what the funding situation will be going forward. Commissioner Evans made the suggestion that the architects take his suggestion back to the BOE. Mr. Kozyra said that was a good idea.

Ms. Tangorra asked to move forward and approve what is front of the Board now with the suggestion that it would like to see a proposed final plan? Mr. Kozyra said he would send a letter to the BOE stating same. Mr. Arcuti asked Mr. Kozyra to state what the Board's exact purpose is with these plans and Mr. Kozyra responded that the Board's job is to look from a planning board point of view and make recommendation(s) as to the plan that you think should be made, i.e., adding the bollards. Mr. Arcuti stressed that he is concerned about the amount of people lining up to get into the field and the installation of bollards which may make the waiting area tighter. This is a safety issue. Ms. Goldman replied that she will look into the pedestrian safety issue.

Ms. Goldman said she needed clarification on the railing/bleacher comment on the Chestnut side. She said that it is an alternative bid so if there is no funding for that then the existing bleachers will stay as is. Mr. Kozyra replied that the Board's concern is the possibility of moving forward and the need for more railings being installed. Mr. Smith replied that should financing be available to replace the bleachers as planned the new bleacher system would have additional rails, as required by the current code. If funding is not available then the BOE will have to look at the present handrails and see what has to be done to make them safer for the environment. Ms. Goldman asked if the handrail concern was also at the middle section of the bleachers that have no handrails at all and Mr. Kozyra replied in the affirmative.

Mr. Contella had concerns about the start time for the project and Mr. Ferraro replied that they hope to have it done prior to the school start in September. Mr. Contella asked for confirmation that they are planning to do the field first. Mr. Ferraro replied that the BOE was planning to work on drainage issues and then go to the alternates as it all depends on bid prices and funding. Mr. Contella asked about lighting and Mr. Ferraro replied that that was an alternative. He stated that alternatives will be based on what the pricing was and how much funding is available. Ms. Goldman stated that they will be splitting the press box into two so there is an actual alternative for the base of the press box and an alternative for the rest of it so that if they cannot necessarily afford to complete the entire project that at least the lower section that would require the most machinery and make the most mess in construction would get completed first; this way the BOE could complete the second half, which would basically be street level and take up the Franklin level at a later date, and not necessarily ruin the new installed field. Mr. Contella asked if they are going to set up areas for the lights like they are marked off on the plans and Ms. Goldman said yes. She said they will also have a separate price for installing just the bases, so there will be one price for conduit in the job for whenever the lights get installed, and then one for installing just the bases.

Ms. Tangorra asked Mr. Kozyra if they need a motion to approve and Mrs. Kozyra replied that what he understands is that the Board is recommending approval of the submitted plans with consideration being given: (a) to installation of suitable bollards for pedestrian safety and the consideration of widening the walkway, if that's feasible; (b) that consideration be given to examining the railings that are installed and might be installed for purposes of improved safety in the bleacher area; (c) the consideration when doing the construction work to repairing and/or installing suitable conduit and electrical workflow; and finally (d) that the Board suggests that this improvement project is favorable and consideration be given to an overall improvement project for the entire oval. Ms. Tangorra agreed with Mr. Kozyra's comments and asked if there was a motion to move forward with Mr. Kozyra's proposed letter. A motion was made and seconded.

Public Comments

None

Committee/Sub-Committee Reports

Ms. Tangorra brought up the two Zoom meetings discussing the issues raised by Mr. David Berry at the Joint Meeting and she feels further workshop meetings should be set up. Mr. Kozyra said that he talked to Mr. Berry about the B2 issues and he said Mt. Berry will come up with comments regarding that. Mr. Kozyra said that one recommendation was that Vape shops will not be continued as a permitted use. Short term rentals was also mentioned and Mr. Berry said he will come up with suggestions for a future date. Mr. Arcuti mentioned that he would send his notes regarding his meeting regarding the B-2 zones.

The meeting concluded at 7:55 p.m.

The next meeting is scheduled for Wednesday, May 6, 2020 at 7:00 p.m.