OK - BAK
11/13/19

TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, October 16, 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 – Excused
Mr. Malfitano – Excused
Mr. Contella – Excused
Mr. Kirk – Excused
Mr. Greengrove – Excused
Ms. Kucinski – Present
Mr. Algieri – Present
Mr. Del Tufo – Present
Mr. Arcuti - Excused
Ms. Tangorra – Present
Mr. Kozyra – Present
Commissioner Evans – Excused
Mayor Scarpelli – Present

Meeting Minutes

The Meeting Minutes for October 2, 2019 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 2, 2019 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, #881983 in the amount of $6,621.00 for services rendered through 9/22/19 regarding On3 Roads D&H Inspection was approved by the Board.

An invoice for Pennoni Associates, #881982 in the amount of $2,284.00 for services rendered through 9/22/19 regarding On3 Road D&H application review was approved by the Board.

An invoice for Pennoni Associates, #881978 in the amount of $2,232.00 for services rendered through 9/22/19 regarding Roche PH IIA Construction Admin/Inspection was approved by the Board.

Correspondence dated 9/12/19 from EBI Consulting regarding Invitation to Comment. Sprint is proposing to install a telecommunications facility on the property located at 293 Chestnut Street. EBI is inquiring if the Board is interested in commenting on the proposed project.

Old Business

None

New Business

Hearing for 7 Hunt Place, Second Floor Addition

Mr. Kozyra stated that he was contacted by the Applicant's counsel requesting an adjournment of this hearing. Mr. Kozyra informed counsel that the next available date was November 20, 2019 and after he spoke with the Board he would advise if that date was acceptable. Based on the Board's approval, the new hearing date is November 20, 2019.

Ciccolini Property

Mr. Kozyra advised that the Township received three applications from the recently republished RFP. The steps to be taken are: (1) the applications need to be reviewed by the Board; (2) presentation dates/times need to be set; and (3) a determination has to be made whether to approve and recommend one of the applicants or the need for another RFP publication. In the past, the Board met in an Executive Session, *in camera*, and gave applicants time to make a presentation and answer questions from the Board. Mr. Kozyra stressed that the questions for the upcoming Session should be prepared ahead of time. He advised that a decision does not have to be made that night, maybe cut the field down to two applicants. If the Board feels a decision can be made that night, that is fine. Mr. Kozyra said that he sent Ms. Tangorra a proposed date of November 6, which is the next regular meeting date and then right after opening go into the Executive Session. Every applicant will get 45 minutes to make their presentation, which includes 10-15 minutes for questions from the Board. Mayor Scarpelli stated that there may be a public presentation November 6 (which he could not talk about in detail at this time) and he feels that the Board may want to be present. Ms. Tangorra advised that she would be out of state on that date. Mr. Kozyra said that with the November 6th date not being good for the Board that could push the Ciccolini presentations into December. Mayor Scarpelli stressed that waiting until December was not an option and the Board should think about setting a Special Meeting date this month. After discussion among the Board Members it was decided that a Special Meeting would be scheduled for November 13th. Mr. Kozyra said that he would contact Antoinette DeBlasio and Eleni Pettas and have notice of the Special Meeting sent to the three applicants. Mayor Scarpelli suggested that the November 6th meeting should be canceled due to the possible public presentation that night. Mr. Kozyra asked the Mayor to let him know as soon as possible.

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.

Committee/Sub-Committee Reports

None

Public Comments

None

The meeting concluded at 7:19 p.m.

The next meeting is scheduled for Wednesday, November 13, 2019 at 7:00 p.m.

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.