

OK. BAC
10/5/18

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, November 14, 2018**

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 14, 2017.

Roll Call

Ms. Castro – Present
Mr. Malfitano – Present
Mr. Contella – Present
Mr. Kirk – Excused
Mr. Greengrove – Present
Ms. Kucinski – Present
Mr. Algieri – Present
Mr. Del Tufo – Excused
Mr. Arcuti – Present
Ms. Tangorra – Present
Mr. Kozyra – Present
Commissioner Evans – Excused
Mayor Scarpelli – Present

Meeting Minutes

The Meeting Minutes for October 17, 2018 were approved by the Board.

Communications

Mr. Kozyra received a letter dated November 2, 2018 from Acer Associates. LLC regarding a NEPA Survey for a cellular antennae for 30 Cook Road, Nutley, that PSE&G is replacing. No Board action is required.

Invoices

An invoice for Pennoni Associates, Inc. in the amount of \$3,660.00 for professional services rendered in connection with reviewing the site plans and attendance at a redevelopment meeting with Roche was approved by the Board

An invoice for Gail Santasieri for attendance and preparation of the October 17, 2018 Meeting Minutes 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.

An invoice for Barry Kozyra for his attendance at the October 18, 2018 Special Planning Board Meeting Hearing on the Kingsland Street Urban Renewal Phase I Final Site Plan approval was approved by the Board.

An invoice for Barry Kozyra for his attendance at the October 24, 2018 Land Use Seminar was approved by the Board.

Old Business

Application for Subdivision and Variances for 212 Hancox Street, Nutley

The Board approved the Resolution denying the application.

New Business

The Board approved the 2019 Planning Board Meeting Schedule

Subdivision of 293 Prospect Street, Nutley

Applicant is requesting a hearing for December 5, 2018. As of the date of the meeting no plans have been provided to the Board. Barry Kozyra will notify the Applicant's counsel that if no plans are received 10 days before the December 5, 2018 meeting then the application would be carried until the December 19, 2018 meeting.

HISTORIC PRESERVATION

111 Vreeland Avenue, Nutley

John Simko, Chairman of the Historic Preservation Committee who resides at 32 Maple Place, Nutley, seeks to have the structure on the property designated as a historic landmark. Mr. Simko spoke about the property's history and all of the artists who have lived there (Mary Sargent Florence, Hamilton and Edward Bridges). Mr. Simko stated that the structure in question started as a barn, was converted into an art studio, and in 1923 was converted into a house.

The owners, Michael and Cynthia Zacek addressed the Board and spoke about the restoration process they have undertaken since they became owners six years ago. They mentioned the interest they have had learning about previous owners of the property through social media and how each owner has passed on stories about their time living in the house. They said that they have found newspapers and magazines dating back to the early 1900s in the walls and have framed pictures they received from other owners. The owners are hopeful that the Board will approve the property for preservation.

Several of the Board Members commented on the beauty of the home. Questions were asked about the materials used in the construction of the original structure.

The Board unanimously approved the Resolution designating the home as a historic landmark.

263 Harrison Street, Nutley

The owner and resident of the property, John Demmer, is requesting that the building at the rear of his property, known as the "Essex County Film Club", be designated a historic landmark. He has submitted a narrative about the building and its history and brought up additional facts in his presentation:

- In 1948 Bob Lee bought the property because of the structure in the back, which is now the longest running theatre club in the U.S. Mr. Lee's son runs the Film Club now.
- In 1959 Bob Lee was given a film on Nutley and asked to restore. Sixty years later Mr. Lee's son was given the film and asked Mr. Demmer to try to restore it. Mr. Demmer was able to restore 8 out of 20 minutes (estimated) of the film and has shown the film at the Nutley Library on two occasions.
- In 2002 Mr. Demmer and his family bought the property, which had been condemned. The Town gave him a 60 day permit to renovate the home and building.
- The Theatre building has appeared in some of the Nutley historical books.

Questions by the Board – is he requesting for just the building or the whole property? *Just the building.* Another question was about the building's current structure. *The building has been renovated and is now structurally sound.* Another question was what does Mr. Demmer use the building for now? *It is his workshop where he does restoration projects.*

The Board unanimously approved the Resolution designating the building as a historic landmark.

Mr. Kozyra commented favorably about the Preservation Committee's dedication to Nutley and its history.

The meeting concluded at 7:48 p.m.

The next meeting is scheduled for Wednesday, November 28, 2018 at 7:00 p.m.