

OK 5/2/18
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**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, April 11, 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:

Mr. Contella - present
Mr. Malfitano - present
Ms. Castro - present
Mr. Kirk - present
Mr. Greengrove - excused
Ms. Kucinski - present
Mr. Algieri - present
Mr. Del Tufo, Secretary - present
Mr. Arcuti, Vice - Chairperson - present
Ms. Tangorra - Chairperson - present
Mr. Kozyra - present
Commissioner Evans - excused
Mayor Scarpelli - present

Meeting Minutes:

The Regular and Executive Session Meeting Minutes for April 4, 2018 were approved by the Board.

Invoice:

An invoice for Debra Fontana for attendance and preparation of the April 4, 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.

Correspondence:

Correspondence from Matthew J. Ward from the Hudson-Essex-Passaic Soil Conservation District to Adrian Soltys dated March 13, 2018 regarding the review of the soil erosion and sediment control plan for the property located at 56 Centre Street was reviewed by the Board. Mr. Ward reports that the plan has been certified subject to the following conditions:

- The District must be notified in writing 48 hours prior to the commencement of any construction activity.
- A copy of the certified plan must be kept on the job site at all times.
- The applicant or contractor must request a final inspection (once landscaping and final soil stabilization is complete) & obtain a Report of Compliance prior to seeking a temporary or permanent Certificate of Occupancy.
- The District must be provided with written notification of any conveyance of this project, subject property, or portions thereof, including individual residential lots if applicable. Said notice must provide the names, addresses, and telephone numbers of subsequent owners.
- The District must be informed of address and or telephone number changes of owners, agents responsible for site construction, and job supervisors.

No action is required by the Board.

Correspondence from Matthew J. Ward from the Hudson-Essex-Passaic Soil Conservation District to Robert Pollock of Public Service Electric & Gas Co. dated March 6, 2018 regarding the Essex County Gas Systems Maintenance Program 2018, and the review of the soil erosion and sediment control plan for various streets throughout the County (including Nutley) was reviewed by the Board. Mr. Ward reports that the plan has been certified subject to the following conditions:

- The District must be notified in writing 48 hours prior to the commencement of any construction activity.
- A copy of the certified plan must be kept on the job site at all times.
- The applicant or contractor must request a final inspection (once landscaping and final soil stabilization is complete) & obtain a Report of Compliance prior to seeking a temporary or permanent Certificate of Occupancy.
- The District must be provided with written notification of any conveyance of this project, subject property, or portions thereof, including individual residential lots if applicable. Said notice must provide the names, addresses, and telephone numbers of subsequent owners.
- The District must be informed of address and or telephone number changes of owners, agents responsible for site construction, and job supervisors.

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Hearings Schedule:

Kingsland Site Plan Amendment

Mr. Kozyra reminded the Board that the April 25, 2018 meeting has been cancelled since there will not be a quorum due to several members attending Ruth Bedford's 100th birthday celebration. In light of that meeting being cancelled, this hearing will be tentatively scheduled for May 2, 2018.

Each member of the Board and the Township's experts have received copies today of the Applicant's plans and expert reports. Mr. Kozyra stated that this hearing is only tentatively scheduled since the Board has not received copies of the Township's expert reports.

Mr. Kozyra stated that a Special Meeting has been scheduled on Monday, April 16, 2018, with Mr. Hay, Mr. Ricci, Mr. Intindola and Mr. Berry. Also attending the meeting will be Mr. Coakley, who represents Kingsland, and Ms. Gonchar, who represents Prism along with their experts. The reason for this Special Meeting is to assist and make the Board's job easier with streamlining the hearing presentation and hopefully go from presentation to resolution on the same evening. Mr. Kozyra will provide a synopsis of the Special Meeting to the Board.

Mr. Kozyra advised the Board that he received the amendment to the Redevelopment Agreement late in the day and that this amendment will be distributed to the Board as it will be needed for the hearing. Mr. Kozyra did not have a chance to read the amendment, and if the amendment covered the basics of the application, the Board will be able to have both the Kingsland amendment and Prism's changes to the roadways heard on the same night.

Mayor Scarpelli addressed the Board that Mr. Hay has been on the site and is familiar with what has happened, and what is scheduled to happen, so his report should not be a problem. Mr. Kozyra also stated that he has been communicating with both Mr. Hay and Mr. Ricci, and neither should have a problem providing their reports.

212 Hancox Avenue

Each member of the Board received copies of the Applicant's application and plans today. Mr. Kozyra stated that this application is a major subdivision. Mr. Piromalli of Gaccione, Pomaco is representing the applicant and requested, if possible the hearing to be scheduled on May 16, 2018.

Both Mr. Kozyra and Ms. Tangorra will not be available for the May 16, 2018 meeting, so Mr. Kozyra will check the availability of the Board well before the next scheduled meeting and advise if the hearing will be scheduled on that date.

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Public Comments:

Tammy Rossi
Michael Odria
Amy Celento
Carola Rosas
Melissa Riley

addressed the Board with their questions and comments.

The meeting concluded at 7:38 p.m.

The next meeting is scheduled for Wednesday, May 2, 2018 at 7:00 p.m.

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