

Approved 7/6/16
BAJL

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, June 15, 2016**

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 and the Star Ledger on December 24, 2015 and the Nutley Sun on December 31, 2015.

ROLLCALL:

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

Meeting Minutes:

Meeting Minutes for June 1, 2016 were approved by the Board.

Invoices:

An invoice for Debra Fontana for attendance and preparation of the June 1, 2016 Meeting Minutes was approved by the Board.

Hearing Schedule:

The 237 Centre Street application has been rescheduled for July 6, 2016.

Designation of Board Members by Mayor Scarpelli

Commissioner Thomas Evans has been designated as a Class III member.
Lorraine Kucinski has been designated as the Mayor Designee/Class I member.

Workshop Session as to Food Establishments and Restaurant Definition and Other Subjects - presented by Pat Intindola, Construction Official and David Berry, Zoning Official

Mr. Intindola stated that there are several items that can be discussed regarding the proposed changes to the mixed use ordinance. Mr. Berry and Mr. Intindola prepared and distributed material with the following proposals for the Board's consideration:

- The required rear yard for a mixed use building be twenty feet in a B-1, B-2, B-3, B-3A and B-4 district.
- The maximum lot coverage of a mixed use building be 70% in a B-1, B-2, B-3, B-3A and B-4 district.
- The maximum height of a mixed use building may be no more than three stories and forty feet in height in a B-1, B-2, B-3, B-3A and B-4 district.
- The side yard required in a mixed use building shall be at least four feet and the total of both sides shall be at least ten feet in a B-1 or B-2 district. [There are presently no side yard requirements in a B-3, B-3A and B-4 district.]
- If there is less than 50% of the street frontage between an intersecting street, or between an intersecting street and the township boundary lines, the front yard requirement shall be three feet from the right-of-way line.

Mr. Intindola also recommends that a more comprehensive property maintenance code (ICC) be adopted for *interior and* exterior property maintenance of commercial property. He also seeks to have a better approach to maintenance of abandoned or other residential properties.

Mr. Intindola and Mr. Berry distributed a memo to the Board illustrating a recommendation of for any restaurant with outdoor seating. The proposed amendment would permit outdoor seating throughout the year with an enclosure of the outdoor area with a non-permanent type enclosure with temporary electric heaters and other amenities.

The Board advised Mr. Intindola and Mr. Berry that it seek comments and reschedule another workshop session as soon as possible.

The meeting concluded at 7:53 p.m.

The next meeting is scheduled for Wednesday, July 6, 2016 at 7:00 p.m.