

Approved  
8/3/16  
BAK

**Township of Nutley  
Planning Board  
Meeting Minutes  
Wednesday, July 13, 2016**

A Special 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 newspaper of the Nutley Sun on June 30, 2016.

**ROLLCALL:**

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

**Meeting Minutes:**

Meeting Minutes for July 6, 2016 were approved by the Board.

**Invoices:**

An invoice for Debra Fontana for attendance and preparation of the July 6, 2016 Meeting Minutes was approved by the Board.

**Hoffman La-Roche Redevelopment Plan**

Mayor Scarpelli announced that the sale agreement for the Hoffman-LaRoche Nutley/Clifton campus to Prism Capital Partners, LLC had been signed with a closing expected at the end of September. He also stated that the lease agreement for the medical school has been signed between Prism Capital Partners, LLC, Hackensack Medical Center and Seton Hall University.

**237 Centre Street Hearing (continuation) - Approved by the Board (Vote 7/0)**

**Thomas DiBiasi, Esq., Attorney for the Applicant**

Mr. DiBiasi advised the Board that Joseph Haines revised the project plans (A-11) to reflect changes that the Board and its experts, Todd Hay, Engineer, and Paul Ricci, Planner, recommended at the July 6, 2016 hearing. The revised plans were previously submitted and distributed to each member of the Board for review. Mr. DiBiasi explained that while Mr. Haines was unable to attend the hearing he had reviewed all of the changes with Paul Bauman, Planner, who would testify and explain each change on the revised plans to the Board.

**Paul Bauman, Planner**

Mr. Bauman addressed the Board stating that he discussed the changes to the plans with Mr. Haines. Mr. Bauman said he feels all the changes were a positive change for this project.

**Summary of Changes of Revised Plans**  
**(Marked as Exhibit A-11)**

• **Page COV - (Zoning Chart, Location Map & Radius Map)**

Residential Site Improvement Standards parking note added.  
Bay windows will not encroach in right-of ways.

• **Page S-1 - (Proposed Site Plan & Site Details)**

**Landscape note added** - the shade tree committee shall be contacted for recommendations regarding site landscaping. Owner to comply with recommendations of the committee.

**Site lighting notes added** – decorative wall sconce fixtures shall be installed as noted on proposed elevations to provide minimal lighting on pedestrian walkway around building perimeter interior garage. Lighting shall not flow out onto the right of way or adjacent properties.

**Storm water note added** - all storm water drains and leaders shall be integral to the building and connect to the existing storm water lines. No change to existing site conditions.

**General site note added** – the contractor shall arrange a pre-construction meeting with the township prior to the start of construction. The contractor shall provide the township with a copy of the county's planning board approval and the road opening permit for work to be performed on Centre Street. The applicant shall also obtain approval from the county for all utility connections within the Centre Street right-of-way. The contractor shall comply with all DPW requirements pertaining to sewer, water and storm sewer.

Nutley and Essex County standard construction details shall be used for all improvements located within the respective right-of-way. All necessary details shall be added to the plan, including but not limited to curb detail, driveway apron detail and sidewalk detail. Any pavement that needs to be replaced within the right-of-way as a result of curb or driveway improvements shall be in accordance within the Nutley and/or Essex County standards pavement details.

New sidewalk area extended to include area of proposed underground utility work.

- **Page A-1 - (Basement, First Floor, and Mezzanine Demo Plans & Proposed Basement Plan)**

Proposed basement uses added to plan.  
Trash/recycling area shown on basement plan.

- **Page A-2 - (Proposed First Floor and Second Floor Plans)**

First Floor - Bay windows revised - no longer encroach on street right-of-ways.

Second Floor - Bay windows revised - no longer encroach on street right of ways.  
Location of mechanical units on roof above added.  
Adjusted plan of three-bedroom unit to add two additional windows on the south elevation.

- **Page A-3 - (Proposed Elevations)**

Location of mechanical units shown.  
Bay windows revised - no longer encroach on street right-of-way.  
Façade materials labeled on rear and side elevations.  
Addition of brick and windows to rear elevation.  
Extension of roof apron at rear elevation.  
Decorative grates added at parking vents.

### **Barry Kozyra, Board Attorney**

Mr. Kozyra addressed the Board stating that while Todd Hay, Board Engineer was unable to attend the meeting he provided his comments regarding the revised plans.

### **Todd Hay's Comments**

- Move trash disposal area to the basement - satisfied.
- Mechanical windscreen - partially satisfied. The applicant has shown HVAC condenser units above the levels of the parapet which projects 18" above the roof line. The windscreen shall fully screen units from street view and the applicant shall

consider an appropriate windscreen, painted to match the building or skyline, the screen the units.

- Replace brick paver strip between sidewalk and curb fronting Passaic - open. In consultation with DPW, the applicant must show that the grass area between the sidewalk and the curb fronting Passaic will be preserved. Brick pavers are not acceptable.
- Lighting plan - partially satisfied. There is a note affixed to the site plan stating wall sconces will be utilized at ingress/egress points to the building. However, the applicant must clarify the 2<sup>nd</sup> story lighting (for signage, for the balcony) which will be utilized. It is suggested that a plan be prepared as a condition of approval.
- Roof Runoff leaders: partially satisfied. There is a note affixed to the site plan stating that the runoff will be internal and routed to the nearest storm line. However, the applicant must clarify where is the drain pipe and to what catch basin will it be routed. It is suggested that a plan be prepared as a condition of approval.
- ADA accessibility - open. The applicant shall add a note to the sidewalk stating compliance to the ADA act.
- Parking calculations - satisfied. The applicant has revised the plans showing Nutley Ordinance and RSIS requirements.

The Board had also requested the following stipulations from the applicant:

- Install a ventilation system leading to the roof for the residential and commercial garbage that will be placed in the basement.
- Shared use of parking with retail.
- No food/restaurant or fast food;
- Relocation of two street trees on Passaic Avenue. If not transplantable, the decision of the replacement trees would be determined by the Parks Department.
- Retail hours of operations would be 8:00 a.m. to 7:00 p.m.

**Dr. Marco Tartaglia, Applicant**

Dr. Tartaglia addressed the Board that he will accept all the stipulations from the Board, the recommendations of the Township Engineer and Township Forrester.

The meeting concluded at 7:43 p.m.

The next meeting is scheduled for Wednesday, August 3, 2016 at 7:00 p.m.