

BAC
Approved
9/7/2016

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, August 3, 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 - excused
- Ms. Kucinski - present
- Mr. Kozyra - present
- Commissioner Evans - excused
- Mayor Scarpelli - present
- Mr. McGovern - Chairperson - present

Meeting Minutes:

Meeting Minutes for July 13, 2016 were approved by the Board.

Invoices:

An invoice for Debra Fontana for attendance and preparation of the July 13, 2016 Meeting Minutes was approved by the Board.

Resolution

Resolution for 237 Centre Street was approved by the Board.

Restaurant Definitions:

The Board reviewed and discussed restaurant definitions from two surrounding towns and reviewed earlier discussions as to possible revisions to the ordinance that regulates food establishments. Mr. McGovern indicated he would compile a list of the Board's proposed revisions for future review and comments.

Proposed Site Plan Amendments/Changes

The Board discussed, reviewed and proposed the following site plan amendments/changes to be submitted for review and adoption by the Board of Commissioners:

Amendments – Site Plan Review Checklist for Site Plan Application

Replace (27) - The floor plan of proposed structures, with accompanying front, rear and side elevations drawn to scale.

- Add: The floor plan of proposed structures with accompanying color architectural renderings or drawings of the front, rear and side elevations drawn to scale.”

Replace (31) - Construction Official may require building elevation views of adjacent properties.

- Add: Building elevations drawn to scale shall be provided for (a) the proposed building and (b) any existing or proposed building (i) on the two (2) building lots adjacent to each side of the front elevation of the proposed building facing the street or (ii) on a corner lot, the two (2) building lots adjacent to the front and sides of the proposed building facing the street.

Chapter 600-6 General Standards

Add the following language:

(21) Architecture and Construction.

- a) The architecture employed shall be esthetically in keeping with the surrounding zone and properties and shall be subject to approval by the Planning Board and/or Zoning Board. All buildings shall be constructed in accordance with the building code and shall comply with all requirements in any other ordinance.
- b) In addition to all other documents required by any other ordinance concerning site plan review, any applicant seeking approval from the Planning Board and/or Zoning Board shall submit plans for review and approval which include floor plans, elevation drawings, architectural color renderings of the front, side and rear of all buildings, perspective sketches or three (3) dimensional models where appropriate and detailed finish schedules. In each case the applicant shall also provide one rendering showing building elevations drawn to scale for (a) the proposed building and (b) any existing or proposed buildings (i) on the two (2) building lots adjacent to each side of the front elevation of the proposed building facing the street or

(ii) on the two (2) building lots adjacent to the front and sides of the proposed building facing the street for a corner lot.

The meeting concluded at 7:26 p.m.

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