

OK per BAC
10/19/16

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, October 5, 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 - present
Mr. Barry - excused
Mr. Algieri - excused
Mr. Del Tufo - present
Mr. Contella - present
Mr. Malfitano - present
Ms. Kucinski - excused
Mr. Kozyra - present
Commissioner Evans - excused
Mayor Scarpelli - present
Mr. McGovern - Chairperson - excused

Meeting Minutes:

Meeting Minutes for September 21, 2016 were approved by the Board.

Invoices:

An invoice for Debra Fontana for attendance and preparation of the September 21, 2016 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services through August 28, 2016 regarding the Roche Major Subdivision, which will be paid from the escrow account, was approved by the Board.

Hearing:

668 Franklin Avenue/159 Kingsland Street hearing has been scheduled for November 2, 2016.

Hoffman La Roche, Inc.

Mayor Scarpelli addressed the Board that Prism Capital Partners and Hoffman La Roche, Inc. closed last week. All the closing papers have been signed, money has been exchanged and the medical school is scheduled to be opened in 2018.

Workshop Session - Mixed Use Definitions and Design Standards - presented by David Berry, Zoning and Building Subcode Official - Code Enforcement Department

Mr. Berry addressed the Board and distributed materials showing the different mixed use properties that have been approved for the past seven years within Nutley. The information showed the variety of different lot sizes, square footage, dwelling units and dwelling units per acre for approved mixed use projects with buildings already on the property, two proposed mixed use projects that are pending hearings, and a project that has been approved but the building not yet built. He also provided for comparison mixed use properties in the surrounding areas of Totowa, Maplewood and Verona.

Mr. Berry stated that he believes Morristown has a separate Design Committee that reviews mixed use applications. The Design Committee reviews both the application and the plans prior to scheduling a hearing before the Planning Board or the Zoning Board. The Design Committee would make recommendations for issues such as the height and color of the building and also what type of building that would fit in the area. The Morristown Design Committee consists of the Mayor, a member of the Zoning Board, a member of the Planning Board and two members of the public.

The Board will review Mr. Berry's and other materials and make their specific recommendations for mixed use applications at a future meeting.

Ordinance - Residential & Commercial Design Standards

The Board will review materials received from Paul Ricci, Planning Consultant and Todd Hay, Township Engineer showing the various different residential and commercial design standards in the surrounding towns of Springfield Township, Maplewood Township and Prospect Park. The Board will advise of their specific likes and dislikes or recommendations at a future meeting.

The meeting concluded at 8:17 p.m.

The next meeting is scheduled for Wednesday, October 19, 2016 at 7:00 p.m.