

Approved 11/2/16  
FSAK

**Township of Nutley  
Planning Board  
Meeting Minutes  
Wednesday, October 19, 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 - present  
Mr. Del Tufo - excused  
Mr. Contella - excused  
Mr. Malfitano - present  
Ms. Kucinski - present  
Mr. Kozyra - present  
Commissioner Evans - present  
Mayor Scarpelli - present  
Mr. McGovern - Chairperson - excused

**Meeting Minutes:**

Meeting Minutes for October 5, 2016 were approved by the Board.

**Invoices:**

An invoice for Debra Fontana for attendance and preparation of the October 5, 2016 Meeting Minutes was approved by the Board.

**Correspondence:**

Correspondence from Matthew J. Ward from the Hudson-Essex-Passaic Soil Conservation District to Dennis Caporusso dated September 29, 2016 regarding the review of the soil erosion and sediment control plan pertaining to Cambridge Heights at Nutley Playground located at 1 Cambridge Drive was reviewed by the Board. Mr. Ward reports that the plan meets the standards for Soil Erosion and Sediment Control. No action required by the Board.

## **Scheduling**

The Board agreed to schedule 159 Kingsland Street (and Franklin Avenue for November 2 or November 16 depending on receipt and completion of the applicant's and receipt of Board expert reports and availability for the hearing dates.

## **Workshop Session - Mixed Use Definitions:**

Since the workshop session presentation by David Berry from the Code Enforcement Department, the Board has reviewed numerous documents showing the different mixed use properties that have been approved in Nutley over the last seven years. The Board also reviewed applications for mixed use properties that are pending in Nutley for the scheduling of a hearing.

In addition, the Board reviewed different design standards and guidelines from the surrounding towns of Totowa, Maplewood, Verona and Jersey City.

The Board used all of the materials as a guideline for comparison in assisting with making specific recommendations for definition for Nutley.

The Board discussed various possible density recommendations, whether it should take into consideration how mixed use applications affect different neighborhoods, and the changing lifestyles of the community, whether proposed buildings should have the same height and size as the surrounding buildings in a neighborhood or have a different set back and/or a different size and/or height, whether a proposed building should have more a "greener", open look and not be directly "on top" of the existing buildings. The Board might also consider whether a proposed building will give depth of character to the neighborhood, or create a theme for the town and what will attract visitors from the surrounding areas.

The Board will schedule an additional workshop session and make their specific recommendations about density in the various "B zones" for the Board of Commissioners for their approval.

## **Conclusion**

The meeting concluded at 8:35 p.m.

The next meeting is scheduled for Wednesday, November 2, 2016 at 7:00 p.m.