

Approved 2/25/15

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, February 4, 2015**

An executive session meeting of the Planning Board of the Township of Nutley was held on the second floor of the Township Hall. Adequate notification of the regular meeting date and time was published in the official newspapers of the Township of Nutley and the Star Ledger on December 11, 2014.

ROLLCALL:

Ms. Tangorra - Vice Chairperson - Present
Mrs. Eisenfelder - Secretary - Present
Mr. Greengrove - Present
Mr. Arcuti - Present
Mr. Ritacco - Excused
Mr. Barry - Present
Mr. Algieri - Excused
Mr. Contella - Present
Commissioner Scarpelli - Excused
Ms. Kucinski - Excused
Mr. McGovern - Chairman - Present
Mr. Kozyra - Attorney - Present

Executive Session of the Township of Nutley Planning Board was convened in the conference room of the Township of Nutley Municipal Building and began at 7:15 p.m. regarding the Roche Redevelopment Study Area Determination of Need hearing.

John Inglesino, Counsel to the Township of Nutley, addressed the Board Members as the Redevelopment Counsel for the Roche property. Mr. Inglesino stated that the town will have special tools that it can utilize for the redevelopment of the Roche site if it is approved for redevelopment. The redevelopment of a site enables the town to have more control and greater detail in the development of the site. The town could allow a purchaser of the site to have a pilot payment in lieu of paying taxes. David Roberts has drafted his report, and will have his report finalized before the hearing scheduled on February 24, 2015. In David Robert's draft report, he recommended that certain condominium properties and single family homes not be included as part of the redevelopment. Mr. Inglesino stated that the notices to the public for the redevelopment hearing were published in the Herald News and in the Nutley Sun. The report prepared by David Roberts can be posted on-line for review by the public and a copy be kept on file with the Clerk's Office. Mr. Inglesino stated that Clifton is fully on board with the project and going through the process in the same timeframe as Nutley.

Mr. Inglesino explained to the Board that once the Planning Board approves the redevelopment plan, the Commissioners will take the recommendation and move toward a Development Plan which will have to be reviewed and commented on by the Board; a public hearing is not required for the review and recommendation.

The Executive Session meeting concluded at 7:42 p.m.