

Approved  
2/18/15  
BAK

**Township of Nutley  
Planning Board  
Meeting Minutes  
Wednesday, February 25, 2015**

A meeting of the Planning Board of the Township of Nutley was held on the second floor of the Township Hall. Adequate notification 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 - Excused  
Mr. Arcuti - Excused  
Mr. Barry - Present  
Mr. Algieri - Present  
Mr. Contella - Present  
Commissioner Scarpelli - Excused  
Ms. Kucinski - Present  
Mr. McGovern - Chairman - Excused  
Mr. Kozyra - Attorney - Present

Meeting Minutes for the Regular Meeting conducted on December 3, 2015, the Regular Meeting conducted on December 17, 2015, the Executive Session conducted on January 21, 2015 and Regular and Executive Meeting conducted on February 4, 2015 were approved by the Board.

Invoices from Pennoni Associates, Inc. and Linda Posternak were unanimously approved by the Board.

**Hearing: 11-19 Baltimore Street**

Theodore Leo, Esq. represented the applicant, Rose Gabrielle on an application for 11-19 Baltimore Street. Mr. Leo stated that his client submitted the application for the approval of a subdivision of the property where two buildings are located. He stated that his client is requesting a subdivision of the single lot into two separate lots with each of the two existing buildings on the property to each be located on one of the separate subdivided parcel. Mr. Leo stated that Ms. Gabrielle purchased the property in 1998 and that each property has separate water, utilities and should be subdivided.

There were no public comments.

The Board granted the subdivision of the property into two separate lots and advised Mr. Leo that a formal resolution will be signed at the next meeting scheduled on March 4, 2015.

Scheduled Hearings:

The Joint Meeting with the Zoning Board of Adjustment and Board of Commissioners is scheduled on March 4, 2015.

The 599 Franklin Avenue application is scheduled to be continued on March 18, 2015.

The Clover Street & Prospect Street application is scheduled on April 1, 2015.

The 116 Walnut Street application is scheduled on April 22, 2015.

Review of the Proposed Site Plan Ordinance

The Board reviewed and approved the minimal changes that were submitted on the Site Plan Ordinance and recommended it be forwarded to the Commissioners for approval.

The meeting concluded at 7:25 PM.

The next meeting is scheduled for Wednesday, March 4, 2015 at 7:00 p.m. in the Commission Chambers.