

Approved
3/18/15
BAK

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

A meeting of the Planning Board of the Township of Nutley was held at the Township of Nutley Municipal Building, One Kennedy Drive, third floor Commission Chambers, Nutley, New Jersey. Adequate notification was published in the official newspaper of the Nutley Sun on February 12, 2015.

ROLLCALL:

Ms. Tangorra - Vice Chairperson - present
Mrs. Eisenfelder - Secretary – present
Mr. Greengrove - present
Mr. Arcuti - excused
Mr. Barry - present
Mr. Algieri - excused
Mr. Contella - present
Commissioner Scarpelli - present
Ms. Kucinski - present
Mr. McGovern - Chairman - excused
Mr. Kozyra – Attorney - present

No meeting minutes were approved.

An invoice from Paul Ricci for work performed was approved by the Board.

A revised set of plans were distributed to the members of the Board for 599 Franklin Avenue from Thomas DiBiasi, Esq., which is scheduled to be continued on March 18, 2015.

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

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

The Resolution for 11-19 Baltimore Street was approved by the board.

Joint Meeting with Zoning Board of Adjustment and Board of Commissioners

A chart showing the 2014 Zoning Board of Adjustment Case Review was distributed to the members of the Planning Board.

Suzanne Brown, a member of the Zoning Board, addressed the Planning Board members and stated that the case review study indicates that there were a number of different applications submitted. The study shows that the total number of cases in 2014 were 51 and 50 (98%) were

granted and 1 (2%) denied. She also stated that there were applications for underground parking and a few applications for mixed used structures.

Barry Kozyra, Esq., attorney for the Planning Board, commented that the Planning Board members are currently trying to develop plans for the East Centre Street area and possible zoning changes in that area. The Board is looking at mixed use as to all zones and at what the community should be in the future. Mr. Kozyra also stated that the widening of driveways is a challenge and the Planning Board has heard at least ten times in the last ten years about the widening of driveways, but if you widen driveways, you will lose parking in the streets and increase the need for additional off-street parking.

Mayor Alphonse Petracco stated that the widening of the driveways should be on a case by case basis since there is no overnight parking.

Suzanne Brown stated that the applications are reviewed and granted and/or denied on a case by case basis.

Commissioner Mauro Tucci stated that we need a balance in the community and that mixed use is not always a bad thing because while we do not want to change the community there should be a mixture of condos, apartments and homes. We are excluding certain types of development by requiring one family houses.

Carol Tangorra, Vice Chairperson of the Planning Board stated that there should be a workshop meeting of both the Planning Board and the Zoning Board with the Commissioners and see how the town should be developed.

Commisioner Thomas J. Evans stated that it is unrealistic that the occupancy of the apartments is limited to one bedroom units because we are going into a period of time that the population is aging and there is a need for continuity of the town and having the view of only allowing one bedroom apartments is irrational.

Pat Intindola, Construction Official stated that the present driveway widths are sufficient for two cars. The Town requires 60% of the front yards to be grass, and that sidewalks and driveways are not permitted in the front of houses. It would be beneficial to discuss changes and have a roundtable discussion with both the Planning Board and the Zoning Board. He also stated that there should be a rotation in the members of the Planning Board and the Zoning Board.

Anne Lynne Eisenfelder, Secretary of the Planning Board, addressed the public and stated that the members of the public should understand that when you submit an application that you have to go before the board and that the application may be granted but with conditions to the approved application.

Diana McGovern, Esq., Attorney for the Zoning Board, stated that 50% of the conditions that are recommended are included before the approval of the application. She also stated that there are a number of very experienced Board members that help the average citizen of the community through the process. She stated that the citizens are very nervous and the members of the Board help them and improve their applications because of their expertise.

Comments from the Public

Suzanne Beadle stated that the underground parking on the corner of Kingsland and Passaic is small and there is a lot of traffic.

The meeting concluded at 7:40 PM.

The next meeting is scheduled for Wednesday, March 18, 2015 at 7:00 p.m. in the Commission Chambers.