

Approved
PAK
4/1/15

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, March 18, 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, Star Ledger and Herald News on December 11, 2014.

ROLLCALL:

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

Meeting Minutes from September 17, 2014, October 1, 2014, November 5, 2014, November 19, 2014, February 24, 2015, February 25, 2015 and March 4, 2015 were approved by the members of the board.

An invoice from Linda Posternock for attendance at meetings scheduled on September 17, 2014, October 1, 2014, November 5, 2014 and November 19, 2014 was approved by the members of the Board.

An invoice from Linda Posternock for attendance and preparation of minutes at meetings scheduled on December 3, 2014 and December 17, 2014 was approved by the members of the Board.

Two invoices from Maser Consulting, P.A dated November 14, 2014 and December 12, 2014 for services on the Nutley Roche Redevelopment Study were approved by the members of the Board.

The proposed date for the Kimmerle Group Workshop was scheduled for April 1, 2015.
The application hearing for 116 Walnut Street was scheduled for April 22, 2015.
The application hearing for Clover and Prospect Street was rescheduled to April 22, 2015.

The application hearing for 4 Parallel Street & 171 Bloomfield Avenue was scheduled for May 6, 2015.

The Continuation Hearing of the 599 Franklin Avenue Application

Comments from the Public:

Mr. Cayanan addressed the members of the Board and stated that he is strongly against the 599 Franklin Avenue application because the building is too large, it will make the street overcrowded and there will be a lot of destruction and noise at the site during construction.

Thomas DiBiasi, Esq., attorney for the applicant, Jeffrey Blank.

Mr. DiBiasi addressed the members of the Board stating that he will explain how his client has revised the plans and how he has alleviated the height variance. He stated that Joseph Haines, the architect for the project, revised the plans and has changed the building to six one bedroom first floor apartments and two, two bedroom second floor apartments. He said his client originally wanted all the apartments in the building to be one bedroom because he thought that was what the town wanted.

Joseph Haines, Architect

Mr. Haines stated that the revised plans that were submitted would remove the need for a height variance. Mr. Haines stated that he adjusted the pitch of the roof, brought the roof down to about thirty feet and moved the building in the rear back by two feet. He stated the building will now have six one bedroom apartments and two, two bedroom apartments. Mr. Haines circulated two drawings of the view of the building from the street view to the Board. He stated that the building will fit the concept of the neighborhood and the landscaping will remain the same. He stated that there will be fourteen parking spaces in the parking lot, and the parking spaces for the cars that are not directly under the building, will face the back of the building. He stated that no matter where a car parks in the parking lot whether it is under the building or in the open parking spaces, the cars will not be blocked in by another car and will have easy access to exit the parking spaces. There will be a screened in fence and also evergreen in the parking lot around the building that will alleviate the headlight glare from the cars.

Thomas DiBiasi, Esq. stated the applicant will submit floor plan drawings for the Board's review.

Comments from the Public:

Dr. Testa stated that putting two bedroom apartments in the building will increase the likelihood of a tenant needing two parking spaces. He also questioned if the new building will block his office building.

Mr. Haines stated that there will be sufficient parking spaces in the parking lot and that the new building will not block his building.

Paul Bauman, Planning Consultant

Mr. Bauman stated that the front yard is set back at sixteen and half feet and that there are other businesses in the area that are substantially less set back. He stated that with the screened in fence, there will be no detriment to the surrounding neighbors with the glare of headlights. He stated that the two bedroom apartments will be located in the central part of the building. He stated that the project will definitely fit in with the neighborhood and feels the project should be approved. There will be significant amount of parking spaces on the property and the cars will not spill onto the street. The project will enhance the downtown business area.

Todd Hay of Pennoni Associates

Mr. Hay reviewed the revised plans submitted and would like to recommended that the applicant provide a copy of the existing survey with the application. He needed drainage issues to be addressed and the large tree in the center of the property has to be removed. He recommends that a preconstruction meeting be conducted regarding the removal of all the debris from the site and that a twenty-four foot driveway should be placed on the property due to the fact that the driveway will be an entrance and exit. The twenty-four foot driveway will allow sufficient space for a dumpster truck to remove garbage and also for an emergency vehicle.

Mr. DiBiasi stated that the applicant will follow Mr. Hay's recommendations in his report.

Paul Ricci, Planning Expert

Mr. Ricci would have liked additional testimony on the floor plan of the beauty salon. He recommended an off-site parking requirements and an enclosed trash dumpster. He feels that the project will be a good fit for the neighborhood and that it will supply jobs in the area.

No public comments for Mr. Hay or Mr. Ricci

Open Public Comments

Dr. Testa stated that he feels the building is too large and should not be a three story building. He would like the twelve air condition units, which will be ten feet from a window of his office if located nearest his side of the building, to be moved to the driveway side of the building. He feels there will be more traffic in the area from the building and that parking in the street will be an issue.

Mr. Santiago Torres stated he is the type of professional person that the applicant would be looking for as one of the tenants for the units. He stated that during the day he hardly sees anyone coming in and out of the professional buildings in the area and that he feels this project should be commended for offering improvement.

Ms. Joanne Andriola stated she is delighted that the project is coming to her neighborhood and that there will be a beauty salon. The beauty salon will look better than what is currently at the location and urged the Board to pass the application.

Ms. Susan Beadle stated that she is concerned that the building is too large for the lot, too close to the street and any loss of the trees that are on the property.

There was discussion as to the merits of the application and the Board members provided their viewpoints as to the application. The 599 Franklin Avenue application with the stipulations of the applicant was approved by seven members of the Board with one abstention.

The meeting concluded at 9:45 PM.

The next meeting is scheduled for Wednesday, April 1, 2015 at 7:00 p.m. in the Commission Chambers.