

Approved
4/15/15
BAK

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, April 1, 2015**

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 Nutley Sun, The Herald News and the Star Ledger on December 11, 2014.

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 - present
Mr. Kozyra - Attorney - present

An invoice for Debra Fontana for attendance and preparation of the March 18, 2015 Meeting Minutes was approved by the members of the Board.

An invoice for Pennoni Associates for professional services regarding the 116 Walnut Street application was approved by the members of the board.

An invoice for Maser Consulting, P.A. for professional services through March 8, 2015 on the Nutley Roche Redevelopment Study was approved by the members of the Board.

Meeting Minutes for March 18, 2015 were approved by the Board.

Invoices from Kozyra & Hartz, LLC for professional services on the East Centre Project and the Redevelopment of Roche Property dated March 25, 2015 were approved by the Board.

The Resolution for the 599 Franklin Avenue application was approved by the Board.

The application hearings for 116 Walnut Street, Clover and Prospect Street and 57 East Centre Street have been scheduled for April 22, 2015.

Mr. Kozyra stated that the May 6, 2015 meeting will be cancelled due to the Mattia Award Dinner and may be rescheduled for another date in May.

Workshop Session regarding East Centre Street presented by George Kimmerle of Urban Studio

Mr. Kimmerle made a presentation to the members of the Board regarding his examination of the zoning standards, housing density and open space in the East Centre Street and Washington Avenue/River Road area of the Township of Nutley. He studied the level and density from district to district and described what the Township of Nutley could plan in this area. He recommended a walkable neighborhood with pedestrian access and a longer more, normal realigned street. He stated that the Township of Nutley has the ability to zone the lots and modify the zoning for the best interest of the town and to look at the certain needs of the town and take control of a particular area and declare the area in need of special treatment.

He presented three separate development plans for the area with different proposed units showing different depictions with option one adding 122 townhouses with greenways and park/recreation expansion with the townhouses facing the park, a two car garage with the garage door in the back so pedestrians can walk the street with few curb cuts, option two adding a combination of 268 townhouses and condos for senior living, and option three adding 110 townhouses. Each option depicts the proposed units, the existing units with the total for the combined total units with the new density of the units per acre. He also presented a comparison of the open space and zoning areas of the surrounding towns of Belleville and Clifton and also the open space and density comparison of four different sites within the Township of Nutley.

The Board recommended that a special meeting be scheduled with the members of Board to review each option and then, schedule an additional meeting with Mr. Kimmerle to review with him the Board's recommendations.

The meeting concluded at 8:50 PM.

The next scheduled meeting is for Wednesday, April 22, 2015 at 7:00 p.m. in the Commission Chambers.