

*Approved 4/22/15
Heena McY...*

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, April 15, 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 Herald News on April 10, 2015.

ROLLCALL:

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

The Meeting Minutes for April 1, 2015 was approved by the Board.

An invoice for Debra Fontana for attendance and preparation of the April 1, 2015 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services through March 1, 2015 for site plan review of 116 Walnut Street was approved by the Board which will be paid by the applicant, not the Township of Nutley.

34-36 Harrison Street minor subdivision hearing has been scheduled for April 22, 2015.

388 High Street minor subdivision hearing has been scheduled April 22, 2015.

Parallel Street/Bloomfield Avenue application hearing has been rescheduled for May 20, 2015.

160 Walnut Street proposed major subdivision hearing has been scheduled for May 20, 2015.

Communications –

Three copies of correspondence dated March 23, 2015 from Carl Quazza of the Hudson-Essex-Passaic Soil Conservation District to Todd Keiser regarding remediation project located at 340 Kingsland Avenue, to Pasquale DiMaglio regarding 100 Centre Street and to Ankim Shah regarding 203 Darling Avenue stated the review of these applications is completed with various conditions. No action is required by the Board.

552 Franklin Avenue Minor Site Plan hearing – A minor site plan request for 552 Franklin Avenue to build a second floor addition with three, one bedroom apartments was approved by the Board.

Workshop Session with the Board Members regarding East Centre Street Development Area

The Board conducted a workshop session regarding the East Centre Street Development Area and reviewed the three options submitted by George Kimmerle of Urban Studios. The members discussed if it is economically feasible to develop East Centre Street as proposed and suggested that a better option for the area would be single family residences or a mixed used area instead of townhouses, with consideration for the density in the area. The Board wanted to personally visit the area and to see what can be done to enhance the area for the community as a whole, and felt that “option three” accomplished some of what they were looking to do for the area with the opening the area and the park. They suggested possible taking down some existing houses or older buildings and making the park bigger. They felt if the park was made bigger, the area could blend with the neighborhood and would not be so segregated. It would bring the park into the neighborhood, as well as bringing the neighborhood into the park. They would need an engineer to look at traffic safety regarding entering and leaving East Centre Street and how that might be done. The Board suggested planning board bus/walking tour through the area scheduled during the week of May 25, 2015.

The meeting concluded at 8:02 p.m.

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