

Approved 5/28/15
BAK

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, May 20, 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 - present
Mr. Barry - present
Mr. Algieri - excused
Mr. Contella - present
Commissioner Scarpelli - present
Ms. Kucinski - present
Ms. Gabriele - present
Mr. McGovern - Chairman - excused
Mr. Kozyra - Attorney - present

Meeting Minutes for April 22, 2015 was approved by the Board.

An invoice for Debra Fontana for attendance and preparation of Meeting Minutes for April 22, 2015 was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services through March 29, 2015 regarding 599 Franklin Avenue was approved by the Board.

Resolution for 116 Walnut Street was approved by the Board.
Resolution for 57 East Centre Street was approved by the Board.
Resolution for Clover Street & Prospect Street was approved by the Board.

345-351 Centre Street hearing has been scheduled for June 3, 2015.

Communications --

Correspondence from Carl Quazza to Todd Keiser regarding 340 Kingsland Avenue dated April 23, 2015 and April 24, 2015. No action is required by the Board.

The Township of Nutley received a complaint from Hoffman-LaRoche, Inc. alleging that the Township of Nutley did not properly adopt the Roche Redevelopment Resolution. The complaint also states that Hoffman LaRoche, Inc. did not receive notices regarding the hearings and the approval of the resolution. The Township Attorney is currently reviewing the complaint and there is no answer due at this time.

4 Parallel Street and 171 Bloomfield Avenue hearing -

Robert Gaccione, Esq., Attorney representing the applicant, Evelyn Kalooky, is seeking a preliminary and final site plan approval to split the two existing lots.

Evelyn Kalooky, Applicant, testified that she has lived at 4 Parallel Street for sixty years in a one family home and also owns the property located at 171 Bloomfield Avenue. The property located at 171 Bloomfield Avenue is a six family home in the rear section of the property and currently under contract to sell.

Roger DeNiscia, of Urban Planning Consultant, testified that he has been a Planner for approximately 45 years and that the current site consists of two separate parcels. The two separate lots consist of a six unit building on Bloomfield Avenue and a one family home on Parallel Street with a large backyard. He stated that the rear setback of the lot is approximately nine feet and presented five photos of the property that were marked as Exhibit A-1. The property located on Bloomfield Avenue is a two and half story building and there is a parking lot in the back of the building. There is an above ground swimming pool on the side of the lot and has an existing fence on the edge of the parking lot for the occupants of the building. Mr. DeNiscia stated that the adjustment in the two lots will not change the use of the property and no changes to the lots are proposed. Mr. DeNiscia stated that in his opinion there are benefits to separating the two lots by having a much more desirable lot configuration and will have no impairments for the Town of Nutley.

The Board questioned if there was a variance for the swimming pool. Mr. Gaccione stated that he did not know if there was a variance for the pool and received no records regarding the variance, but the property does have a four foot fence surrounding the area of the pool. Mr. Gaccione stated that Ms. Kalooky installed the pool approximately forty years ago and she uses the pool when her grandchildren come over. There is no history of any incident in regard to the pool.

No comments from the public.

The application was approved (7-0) with variances to be reflected in the resolution.

160 Walnut Street hearing -

Jeffrey Blank, Applicant testified that he would like a subdivision of the property and a 30 foot setback, so each home will have a 50/60 foot backyard. Mr. Blank stated that both homes will face Walnut Street with one driveway facing Walnut Street and the other driveway facing Grant Avenue.

No comments from the public.

The application was approved (6-1) with variances to be reflected in the resolution.

The meeting concluded at 8:05 p.m.

The next meeting is scheduled for Thursday, May 28, 2015 at 5:30 p.m. -- Bus/Walking Tour of East Centre Street Development Area, Followed by Workshop Session.