

Approved 7/1/15

**Township of Nutley  
Planning Board  
Meeting Minutes  
Wednesday, June 17, 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 - present  
Mr. Contella - present  
Commissioner Scarpelli - present  
Ms. Kucinski - present  
Mr. McGovern - Chairman - present  
Mr. Kozyra - Attorney - present

The Meeting Minutes for June 3, 2015 was approved by the Board.

An invoice for Debra Fontana for attendance and preparation of Meeting Minutes for June 3, 2015 was approved by the Board.

An invoice for Ricci Planning for a review of 345 Centre Street was approved by the Board.

Resolution for 345-351 Centre Street was approved by the Board.

**Comments from the Public**

Pennie Landry requested a copy of the 345-351 Centre Street Resolution and wanted a description of the building that was approved. Mr. Kozyra stated that the building will have professional offices on the first floor and ten, two bedroom units on the second and third floors. Ms. Landry wanted to know what the impact would be on the school system. Mr. Kozyra stated that the only information the Board received was a letter from the Board of Education and that there is a copy of the correspondence in the Building Department/Land Use Office at the Town Hall.

Ms. Landry also recommended that the Town should upgrade the microphones and that during the meetings it is difficult to hear the members of Board.

The meeting was adjourned at 7:15 p.m. and Workshop Session regarding the members' recommendations of the redevelopment of East Centre Street began at 7:20 p.m. Mr. Greengrove excused himself from the Workshop Session.

### **Workshop Session – East Centre Street Discussion and Recommendations**

The Board thanked Commissioner Scarpelli for arranging the bus tour of East Centre Street and Commissioner Tucci for supplying the bus as all felt the tour was a very good idea so they could view what could be developed in the area and present their recommendations to Mr. Kimmerle. The Board agreed it must take into consideration that there may be applications submitted for the area while recommendations are being made so that there may be changes occurring while a decision is being made like the MedExpress Urgent Care before the Zoning Board.

Some of the recommendations from the Board would be:

- Improving the way the park looks by making a wider, signed entrance to the park from East Centre Street; the entry should be widened by about four or five building units (on the drawings) to allow for playground or other compatible uses at the entrance;
- Moving the tennis court and hockey rink to the other side of the street near Parks & Recreation (as in past Kimmerle proposals) and using that space for extra parking and green space;
- Possible options not currently offered on Franklin Avenue or elsewhere in Nutley for making East Center Street a “destination” (that would bring people from the town or other towns) or “needed” services (to make living there easier) would be a specialty food market, dry cleaner, farmers market, and art and music stores or studios;
- The proposed connector road from Park Street to East Centre Street was rejected as too problematic;
- On East Centre Street from Washington Avenue to River Road allowing the apartments (subject to setback) to directly front on East Centre Street was favorably viewed;
- A different entrance or outlet onto East Centre Street should be considered as the preferred exit from East Centre Street to make a left or straighten the roadway does not appear feasible;
- There should be no cul-de-sacs;
- Mr. Kimmerle should update to consider existing or proposed applications (e.g., MedExpress Urgent Care);
- Reduce the number of townhouses to \_\_\_\_\_ or in favor of \_\_\_\_\_;
- a 55 and over community or continuing care facility for people to retire in town as it would not have an impact on the school district;
- 4 unit cluster townhouses (with elevators) or stand-alone units with surrounding green space (as condominiums);
- Public transportation could be added from the door of the mixed use buildings; and
- All density calculations for proposed mixed use zones should exclude green space/parks when performing calculations.

**Communications -**

Correspondence from David Antonio, Supervising Planner of the County of Essex Department of Public Works dated June 10, 2015 to Anne Lynne Eisenfelder regarding 165 Bloomfield Avenue stating the final plat and/or deed shall be filed according to Map Filing Law to include monuments on new lot if required.

Correspondence from Carl Quazza, Chairman of the Hudson-Essex-Passaic Soil Conservation District to Todd Keiser of Hoffman LaRoche dated May 14, 2015 regarding 340 Kingsland Street stating the district has completed the review of the soil erosion and sediment control plan.

Correspondence from Carl Quazza, Chairman of the Hudson-Essex-Passaic Soil Conservation District to Eric Dietz, MedExpress Urgent Care dated May 11, 2015 regarding 126 Washington Avenue stating the district has completed the review of the soil erosion and sediment control plan.

No action is required by the Board.

The Workshop Session concluded at 8:25 p.m. and the meeting was adjourned.

The next meeting is scheduled for Wednesday, July 1, 2015.