

Approved 7/5/15  
BTK

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

Meeting Minutes for June 17, 2015 was approved by the Board.

An invoice for Debra Fontana for attendance and preparation of Meeting Minutes for June 17, 2015 was approved by the Board.

An invoice for Pennoni Associates, Inc. for attendance at the 159 Kingsland PreCon Meeting was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services regarding 345-351 Centre Street for Site Plan Review Letter and Traffic Review Letter was approved by the Board.

**East Centre Street Discussion and Recommendations**

George Kimmerle, President/CEO of Kimmerle Group distributed three revised plan options after meeting with Mr. Kozyra, approximately one week ago, to discuss the Board's recommendations and comments to the previous plans submitted. Mr. Kimmerle stated that he tried to follow all of the recommendations and comments as closely as he could. The three revised plans submitted were:

**Option 1**

Townhouse plan with green space along the north face of East Centre Street.

**Option 2**

Farmers market south of East Centre Street in lieu of townhomes.

**Option 3**

Farmers market along south face of East Centre Street, rental units along Park Avenue, and Senior housing building a current office condo site.

Each revised plan that was distributed will have the same number of parking spaces. Mr. Kimmerle stated that a senior housing or 55 and over community would each be a different set up. Senior housing will have support care and a lot of amenities on site. He also stated that both the senior housing and 55 and over housing will rely on the nearby businesses since there will be a desire not to drive. Mr. Kimmerle also suggested a food court for the area, but Mr. Contella stated that he felt food courts will not give the area a home town feeling. He also stated there is a food concession stand located at Owens Field and all the money from the concession stand goes directly to the children of the town. The food courts are self profit commercial businesses and will take revenue away from the concession stand.

The Board will review new plan options and schedule a workshop session for the meeting on August 5, 2015 to review and make additional recommendations and comments.

The meeting concluded at 8:25 p.m.

The next meeting is scheduled for Wednesday, August 5, 2015 at 7:00 p.m.