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**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, August 5, 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
Mr. McGovern - Chairman - excused
Mr. Kozyra – Attorney - present

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

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

An invoice for Barry Kozyra for the review of the Subdivision Deed and Survey for 388 High Street, which will be paid by the applicant, was approved by the Board.

Communications

Correspondence from Sanjeev Varghese, County Engineer of the County of Essex Department of Public Works dated July 22, 2015 regarding the Essex County Mosquito Commission submitting an application for a permit to the New Jersey Department of Environmental Protection to conduct regulated activities in wetlands and transitional areas on properties throughout Essex County for the purpose of mosquito control and conduct regulated activities in channels and streams. No action is required by the Board.

Correspondence from Lily Diehl, Associate of Ramboll Environ dated July 2, 2015 regarding conducting the biennial certification for the existing groundwater for 57 East Centre Street. They are requesting information regarding the future groundwater use for a 25 year planning horizon based on any local and/or county ordinances restricting the installation of

potable wells. This correspondence will be forwarded to Todd Hay, Township Engineer and no action is required by the Board.

An Agreement to Video-Record Meeting of The Planning Board was presented to the Board for their review and to discuss any edits. The document was prepared by Barry Kozyra, Alan Genitempo, Township Attorney and Diana McGovern, Zoning Board Attorney with the protocol guidelines regarding any video recording of township meetings. The Board voted on the agreement and was adopted with a vote of 8-0.

East Centre Street Redevelopment Project

Mr. Kozyra stated that he met with Mr. Kimmerle of Urban Studios and presented the Board's comments and recommendations. Mr. Kimmerle prepared two revised plans, one plan has a base street alignment and the other plan has an alternate street alignment. The plans were revised with the recommendations of a better entrance to the park, residential housing (townhouses, single family homes and a senior housing complex) and also mixed use retail and residential. Depending on what the Board prefers from the two separate plans, each plan can be modified and combined to include their likes and dislikes and their recommendations will be presented to Mr. Kimmerle to prepare the final draft of the plan. Prior to submitting the final draft plan to the Commissioner, the Board recommended that a joint meeting be scheduled for September 2, 2015 with the Commissioners, so the Board can present what the procedure has been in working with Mr. Kimmerle, the different options of the plans that the Board has reviewed, what their recommendations have been and the adjustments Mr. Kimmerle has made to the plan. This joint meeting will also give the Commissioners an opportunity to make any suggestions on what would be accepted, rejected or modified to the latest draft plan.

The public meeting concluded at 7:32 p.m. and an executive session meeting began at 7:37 to discuss a personnel matter.

Mr. Greengrove excused himself from the Executive Meeting and the Workshop.

The Executive Meeting ended at 7:42 p.m.

Workshop for East Centre Street

George Kimmerle of Urban Studios prepared two additional plans with the recommendations from the Board for plans that were previously submitted:

The Board reviewed the plans and requested that a revised plan be prepared as follows:

- Parcel 1 - mixed use/retail/residential with less district density.
- Parcel 2 & 3 - remove Parcel 2 and 3 from the plan.
- Parcel 4 - mixed use/retail/residential with less district density.
- Parcel 5 - townhouse.
- Parcel 6 - townhouse.
- Parcel 7 - a senior housing high rise with ninety, one bedroom units.

- Parcel 8 - townhouse.
- Parcel 9 - townhouse.
- Parcel 10 - townhouse.
- Parcel 11 - open space - no changes were recommended by the Board.
- Parcel 12 - remove from the plan.

The Board also recommended that the next plans have street names, and names of the existing businesses and an overlay for the plan showing the proposed district density.

The workshop session meeting concluded at 9:00 p.m.

The next meeting is scheduled for Wednesday, September 2, 2015 at 7:00 p.m.