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**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, October 7, 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 - present
Mr. Arcuti - excused
Mr. Barry - excused
Mr. Algieri - present
Mr. Contella - present
Commissioner Scarpelli - present
Ms. Kucinski - present
Mr. McGovern - Chairman - excused
Mr. Kozyra - Attorney - present

Meeting Minutes for September 16, 2015 was approved by the Board.

An invoice for Debra Fontana for attendance and preparation of Meeting Minutes for September 16, 2015 was approved by the Board.

The Guidelines for the Audio and Video Recording of Public Meetings Subject to OPMA was approved by the Board.

The Roche Subdivision application and Redevelopment Plan presentation were scheduled for October 21, 2015. There will be a tour of the site available for the Board and Mr. Ricci through Roche prior to the scheduled hearing.

Nutley Township Historical Preservation presentation pertaining to The Bank of Nutley has been rescheduled for November 4, 2015. The Bank of Nutley was notified of the original scheduled date of the hearing of October 21, 2015 and stated that they will not be attending the hearing.

Commissioner Scarpelli excused himself from the 265 Franklin Avenue hearing.

265 Franklin Avenue – Pro Staff Institute Hearing - Approved by the Board Vote - 5-0

Thomas DiBiasi, Esq. stated that he represents the applicant, Pro Staff Institute, LLC and stated that he will present Architect and Planner Frank Mileto, Applicant and Co-Owner Frank Paulisk and Traffic Expert Joseph Staigar as witnesses regarding this application.

Frank Mileto, Architect and Planner, testified that he designed the plans and has conducted inspections of the property and surrounding properties. A copy of the plans was previously distributed to each member of the Board. The application consists of a second floor addition for a physical therapy business, Pro Staff Institute, LLC, which currently has several locations including one facility in Clifton. The entire building will be used by the applicant. The first floor will have a gym area and exercise equipment. The second floor will be used for occupational therapy, a conference room for education classes and private offices which will be utilized by the office staff. The building will blend well with the neighborhood, will not have a negative impact on the neighborhood, will improve the value of property in the area and having a local therapist will be beneficial to the town. The parking spaces for the property will be in accordance with Township requirements and will also include handicapped parking spaces; the Applicant will also have off-site parking for staff. The proposed parking plan will be better suited for the building. Without the proposed parking plan, the building would need two entrances into the building because if a patient parks in the back of the building, they would have to walk around the building to the front door or you would need to have an entrance in the front and also in the back of the building. The interior finishing of the building will be within the building code. The trash will be kept inside since the facility does not accumulate a lot of garbage. Garbage will be removed from the building and placed in the street for removal.

No public comments.

Frank Paulisk, Applicant and Co-owner testified that he has been a Nutley resident for 34 years, a physical therapist for thirty years and he took title to the building in December, 2014. Prior to him owning the building, the Mayor had used the building as a campaign headquarters. Pro Staff is a rehabilitation facility which provides patient physical therapy with two occupational and physical therapist. They will also have a hand therapist located on the second floor. He stated he owns four other Pro Staff facilities and the color schemes are all the same and have the same hours of operation of 8:00 a.m. to 7:00 p.m. Monday through Friday. There may be a time when he offer seminars for the employees on Saturday or opens on a Saturday for a patient emergency, but that usually only happens about four or five times a year. Patients will be scheduled every forty-five minutes and they will have an average of four patients in the office at a time. The proposed eight parking spaces will be sufficient during business hours and there will be off-site parking for employees who will not be allowed to park their cars in the parking lot. One therapist employed at the facility went through the Nutley school system and one of the employees currently lives in Nutley. There will be minimal waste from the facility and they do not dispense any medications or needles.

No public comments.

Joseph Staigar, Traffic Engineer has been on several site inspections and believes there are numerous parking spaces available on Franklin Avenue or in the municipal parking lot. There are eight parking spaces proposed in the parking lot and there will be an average of four patients in the facility at a time so there will be sufficient amount of parking available in the lot. He stated that the parking lot will be repaved and does not recommend placing wheel bumpers because it would cause a problem with snow plowing and may be a tripping hazard. He stated that there will be no negative impact on the town or the operation of traffic on Franklin Avenue and/or New Street.

No public comments.

Todd Hay, Pennoni Associates, Inc. Planning Board Engineer testified that he recommends the contour interval not be more than two feet and that slopes be less than ten percent, and that the proposed parking striping must be revised to comply with ADA regulations. A van accessible parking stall must be provided and properly marked, the parking area revised to relocate the handicap parking stall farther to the north and replaced with a landscaped island or proposed striping to direct vehicles to the exit driveway. The applicant must provide vehicle turning templates and a new concrete walkway along the building frontage. He also recommends the applicant contact the Township Forester to coordinate the size and type of trees to be planted, additional screening is required to shield all parking areas for five or more vehicles and advise regarding the proposed lighting.

No public comments.

Mr. Staigar testified and Mr. DiBiasi stipulated that the Applicant would accept the recommendations in the reports of Mr. Cafone, Mr. Hay and Mr. Linson and will comply with all of their recommendations.

The meeting concluded at 8:47 p.m

The next meeting is scheduled for Wednesday, October 21, 2015 at 7:00 p.m.