

Approved
OK-BAC
12/7/16

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, November 2, 2016**

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 Herald News and the Star Ledger on December 24, 2015 and the Nutley Sun on December 31, 2015.

ROLLCALL:

- Ms. Tangorra - Vice Chairperson - excused
- Mr. Greengrove - present
- Mr. Arcuti, Secretary - excused
- Mr. Barry – excused
- Mr. Algieri - present
- Mr. Del Tufo - present
- Mr. Contella – present
- Mr. Malfitano - present
- Ms. Kucinski - excused
- Mr. Kozyra - present
- Commissioner Evans - excused
- Mayor Scarpelli - present
- Mr. McGovern - Chairperson - present

Meeting Minutes:

Meeting Minutes for October 19, 2016 were approved by the Board.

Invoices:

An invoice for Debra Fontana for attendance and preparation of the October 19, 2016 Meeting Minutes was approved by the Board.

An invoice for the Class A 2017 Planning Board, Zoning Board and Governing Board Membership Dues was approved by the Board.

The proceedings in this matter were voice recorded. The recital of facts in the Minutes is not intended to be all-inclusive, but is a summary and highlight of the complete record made before the Planning Board.

2017 Meeting Schedule:

The 2017 Planning Board Meeting Schedule was reviewed and approved by the Board.

668 Franklin Avenue/159 Kingsland Street Hearing:

Due to scheduling conflicts of the applicant's counsel the hearing for 668 Franklin Avenue/159 Kingsland Street, originally scheduled for November 2, 2016, has been rescheduled for December 7, 2016. The applicant will publish a new Notice of Hearing.

Roche Property Site:

Mayor Scarpelli announced that the Board of Commissioners would soon receive a site plans for the medical school parking for their review. He stated that the Commissioners will review the site plans first, and then forward the plan to the Board for their review.

Workshop Session – Mixed Use Density “B Zones” Recommendations:

Due to members of the Board and others that were unable to attend the meeting, the Workshop Session to make specific recommendations about density in the various “B zones” to be submitted to the Board of Commissioner for their approval will be rescheduled.

Workshop Session - Residential & Commercial Design Standards:

The Board continued their discussion regarding residential and commercial design standards. Members discussed different aesthetics throughout the town and whether there can be a mandatory, common design. The Board felt that a good starting point would be to have the same standards such as the same materials and coloring, and expand from there. They recommended that the Board should review an architect's plan prior to the scheduling of a hearing.

The Board will schedule an additional workshop session to discuss further specific recommendations.

The meeting concluded at 7:40 p.m.

The next meeting is scheduled for Wednesday, November 16, 2016 at 7:00 p.m.

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