

**Township of Nutley**  
**PLANNING BOARD**  
**Meeting Minutes**  
**Wednesday, March 16, 2011**  
**7:00 PM**

A special meeting of the Planning Board of the Township of Nutley was held in the third floor Commission Chambers. Adequate notification was published in the official newspapers of the Township of Nutley.

**ROLLCALL:**

Ms. Tangorra – Vice Chairperson	- Present
Mrs. Eisenfelder – Secretary	- Present
Mr. Greengrove	- Absent/Excused
Mr. Arcuti	- Absent/Excused
Mr. Ritacco	- Present
Mr. Barry	- Present
Mr. Naughton	- Present
Mrs. Petolino	- Present
Commissioner Scarpelli	- Present
Mayor Cocchiola	- Absent/Excused
Mr. McGovern - Chairman	- Present
Mr. Kozyra, Esq.	- Present

**OPEN PUBLIC MEETING STATEMENT:**

The Notice of Public Meeting of The Nutley Planning Board was read by Chairman McGovern. The meeting was called to order by Mr. McGovern at 7:05 pm.

**MINUTES:**

There were no minutes to be approved

**BILLS AND COMMUNICATIONS:**

Mr. Kozyra noted there were bills to be presented:

Pennoni Associates – for professional services at 65 River Road in the amount of \$220.00 for project engineer's review. A motion to approve was made by Ms. Tangorra and seconded by Mrs. Eisenfelder. All ayes.

Pennoni Associates – for professional services at 57 East Centre Street in the amount of \$390.00 for engineering services. A motion to approve was made by Ms. Tangorra and seconded by Mrs. Eisenfelder. All ayes.

**OLD BUSINESS:**

The proposed Resolution for the 58 Kenzel Avenue minor subdivision was circulated to the members and included the stipulations entered into by the builder. A motion to approve was made by Ms. Tangorra and seconded by Mrs. Eisenfelder. All ayes except for Mr. McGovern who opposed. The Resolution was signed by the members.

Mr. Kozyra noted that the continuation of the 265 Franklin Avenue (7-Eleven) application would be on March 30, 2011. Mr. Kozyra also stated that the Board members who were not present for the two prior meetings, would be required to listen to the recordings and sign the certification that they have done so.

Mr. Kozyra advised that the next meeting of the Land Use Element Subcommittee was scheduled for Saturday, March 19 at which time the review should be completed. The Sign Ordinance meeting was scheduled for May 4, 2011.

Mr. Kozyra said that the 39 Wilson Street amendment to the major subdivision approval is proposed for April 6, 2011.

**NEW BUSINESS:**

This being the annual joint meeting with the Zoning Board of Adjustment, Mr. McGovern called on Mr. Paul Scrudato, Chairman, to make his report. Mr. Scrudato spoke in length about the 2010 Case Review, stating that there were only 61 cases for the year, when there are normally around 100. The Planning Board members exchanged questions and comments with members of the Zoning Board and Mr. Berry.

**MEETING OPEN TO PUBLIC**

**PUBLIC COMMENTS:**

None.

**COMMITTEE & SUBCOMMITTEE REPORTS:**

None.

**ADJOURNMENT:**

A motion to adjourn was made by Mr. Ritacco and seconded by Ms. Tangorra. All ayes. The meeting was adjourned at 7:47 pm.

Respectfully submitted,

*Linda Posternock*

Linda Posternock  
Recording Secretary