

Township of Nutley
PLANNING BOARD
Meeting Minutes
Wednesday, March 19, 2014
7:00 PM

A regular 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	- Present
Mr. Arcuti	- Absent/Excused
Mr. Ritacco	- Present
Mr. Barry	- Present
Mrs. Petolino	- Present
Mr. Algieri	- Present
Mr. Contella	- Present
Commissioner Scarpelli	- Present
Mr. McGovern - Chairman	- Absent/Excused
Mr. Kozyra, Esq.	- Present

OPEN PUBLIC MEETING STATEMENT:

The Notice of Public Meeting of The Nutley Planning Board was read by Vice Chairperson Tangorra. The meeting was called to order by Ms. Tangorra at 7:00 pm. Ms. Tangorra asked Mr. Algieri to sit for Mr. McGovern.

MINUTES:

The minutes of the March 5, 2014 meeting were circulated. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

BILLS AND COMMUNICATIONS:

Ms. Tangorra noted there was an invoice to be paid:

Barry Kozyra, Esq. – for professional services with respect to 113 East Centre Street dated March 17, 2014 in the amount of \$800.00. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

Mr. Kozyra noted there were invoices to be paid:

Linda Posternock – attendance at and preparation of minutes for the March 5, 2014 meeting in the amount of \$150.00. A motion to approve was made by Mr. Greengrove and seconded by Mrs. Eisenfelder. All ayes.

Ricciplanning, Clark, New Jersey – for a review of 36 Clover Street dated February 9,

2014 in the amount of \$1,265.00. A motion to approve was made by Mr. Greengrove and seconded by Mrs. Eisenfelder. All ayes.

There was one communication from The County of Essex, Department of Public Works dated March 6, 2014 with respect to the adoption of The Essex County Comprehensive Transportation Plan Notice of Hearing, Tuesday, April 1, 2014.

OLD BUSINESS:

The Board met in a workshop session to discuss proposed changes to the Township's land use ordinances. This was a by-product of the annual joint meeting with the Zoning Board of Adjustment recommending changes to the ordinance from the Code Enforcement office (as assisted by others). As a result, there were two agenda items addressed for which recommendations were made.

- 1) The Board recommends that mixed use development be added to the permitted uses in a B-3A Zone (which use is already permitted in a B-3 Zone).
- 2) The Board also voted to add a 32 unit per acre maximum density in both the B-3 and B-3A Zones for mixed use development. While there are density limitations for mixed use developments in other zones, there is currently none for the B-3 and B-3A zones.

The Board expressed a desire to have these changes introduced immediately and adopted as soon as possible. Mr. Kozyra stated that he would inform the Commissioners.

NEW BUSINESS:

Mr. Kozyra noted that the Clover Street application was postponed until April 2 in anticipation of getting revised plans with respect to the project. Mr. Kozyra stated that he spoke with Mr. DiBiasi who said that the plans were being revised and they expect to eliminate one unit and almost all but one variance. Mr. DiBiasi did not think he would be ready to have the hearing begin on April 2.

Mr. Kozyra noted that Mr. Ricci would be joining the workshop meeting and he asked him to bring some materials regarding density.

MEETING OPEN TO PUBLIC

PUBLIC COMMENTS:

None.

COMMITTEE & SUBCOMMITTEE REPORTS:

None.

ADJOURNMENT:

A motion to adjourn was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes. The meeting was adjourned at 9:08 pm.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary