

Township of Nutley
PLANNING BOARD
Meeting Minutes
Wednesday, June 4, 2014
7:00 PM

A Regular Meeting of the Planning Board of the Township of Nutley was held in the Third Floor Commission Chambers of the Township of Nutley Municipal Building located at One Kennedy Drive, Nutley, NJ. Adequate notification was published in the official newspapers of the Township of Nutley with a copy posted on the Township of Nutley Bulletin Board, First Floor, Town Hall. A copy is filed in the Office of the Township Clerk and copies are available to all members of the general public.

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	- 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 7:03 p.m. Mr. McGovern asked Mr. Ritacco to sit for Mr. Arcuti.

MINUTES:

There were no minutes to be approved.

BILLS AND COMMUNICATIONS:

Mr. Kozyra noted there were no invoices to be paid.

OLD BUSINESS:

Mr. Kozyra stated that there will be three special meetings which are Executive Sessions related to our review of various planners who applied in response to the Roche property redevelopment. The meetings will be held in the first floor conference at 7:00 p.m. on June 11, 12 and 19.

Mr. DiBiasi made his opening statement with respect to the hearing of the 134-136 Franklin Avenue Site Plan Application.

The first witness called was Mr. Joseph Staigar, traffic engineer, East Hanover, New

Jersey who was previously sworn. Mr. Staigar reported that he conducted additional studies and gave further testimony with respect to the two open traffic and engineering issues. Mr. Staigar answered questions from the Board members.

The second witness called was Mr. Daren Phil, Mount Arlington New Jersey and he was sworn. Mr. Phil said that the plans exhibited were identical to the ones originally submitted to the Board. He discussed the plans and answered questions from the Board members.

The third witness called was Mr. Paul Ricci, Clark, New Jersey and he was sworn. Mr. Ricci discussed a letter dated May 16, 2014 which outlined a comprehensive plan review of the project showing that the application was largely conforming to the Township regulation and Master Plan. Mr. Ricci answered questions from the Board members.

The fourth and final witness called was Mr. Todd Hay, Edison, New Jersey and he was sworn. Mr. Hay said he listened to the prior testimony from the first part of the hearing and had a chance to review the witness' previous reports. Mr. Hay answered questions from the Board members

A motion to approve with set conditions was made by Ms. Tangorra and seconded by Mr. Greengrove. All ayes on a roll call vote except for Mrs. Petolino who voted no (9-1).

A TRANSCRIPT OF THE PROCEEDINGS IS AVAILABLE.

NEW BUSINESS:

None.

MEETING OPEN TO PUBLIC

PUBLIC COMMENTS:

John Gizzo, 127 Franklin Avenue – Mr. Gizzo stated that he was excited that the redevelopment has started to move to the south end of Franklin Avenue and urged the Board to approve the project.

Daniel Schettino, 137 Franklin Avenue – Mr. Schettino said he supports the project and believes it would enhance the character of the neighborhood and help local businesses as well as increase the property value and reduce taxes.

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 8:33 pm.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary