

Township of Nutley
PLANNING BOARD
Unredacted Meeting Minutes
Wednesday, June 11, 2014
7:00 PM

An Executive Session meeting of the Planning Board of the Township of Nutley was held in the First Floor Conference Room of the Township of Nutley Municipal Building located at One Kennedy Drive, Nutley, NJ. Notice of this Special Meeting was published in the Star Ledger on May 29, 2014 and The Nutley Sun on June 5, 2014 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	- Absent/Excused
Mr. Barry	- Present
Mrs. Petolino	- Present
Mr. Algieri	- Present
Mr. Contella	- Present
Commissioner Scarpelli	- Present
Mr. McGovern - Chairman	- Absent/Excused
Mr. Kozyra, Esq.	- Present

**PRESENTATIONS SCHEDULED FOR CONSIDERATION AS PLANNER REGARDING
ROCHE PROPERTIES PRELIMINARY REDEVELOPMENT INVESTIGATION STUDY
AND REPORT WITH QUESTIONS/ANSWERS BY THE PLANNING BOARD.**

T and M Associates (Stan Slachetka) scheduled at 7:00 p.m. – Mr. Slachetka, Group Manager of Planning for T and M Associates, stated that he was co-author of the New Jersey Redevelopment Handbook and that he has thirty-plus years of experience as a practicing planner and is recognized as an expert in redevelopment.

Mr. Slachetka explained recent legislation regarding redevelopment, condemnation and the power of eminent domain. He also discussed challenges of the site, meeting and having evidence to support redevelopment. One issue was the challenge of the property straddling two towns, which he did not think would be an issue. Mr. Slachetka was asked if the designation would affect the assessment in the area in a negative way and he did not think it would.

Mr. Slachetka answered questions from the various Board members who were in attendance.

Clarke Caton Hintz (Michael Sullivan) scheduled at 7:30 p.m. – Michael Sullivan, Planner and Landscape Architect, introduced Beth McManus, Project Manager and Todd Hay, Civil

Engineer from Pennoni Associates. Also in attendance was John D.S. Hatch, Architect. Mr. Sullivan stated that the study area would consist of examining building conditions and architecture, site conditions and engineering, and land use issues and planning, all with substantial evidence to back it up. He said they would rely on the planners, architects, and engineers for their expertise with respect to the Roche redevelopment area criteria.

Mr. Sullivan explained the different challenges with respect to the site meeting the criteria and the challenge of the property straddling two towns.

Mr. Hintz answered questions from the Board members who were in attendance.

A motion to adjourn the executive session was made by Mr. Greengrove and seconded by Mrs. Eisenfelder. All ayes. The special meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary