

Township of Nutley
PLANNING BOARD
Unredacted Meeting Minutes
Wednesday, July 30, 2014
7:00 PM

A special meeting (executive session) 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. This Special Meeting was published in the Star Ledger on July 24, 2014 and The Nutley Sun on July 24, 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	- Present
Mr. Barry	- Present
Mrs. Petolino	- Present
Mr. Algieri	- Absent/Excused
Mr. Contella	- Present
Commissioner Scarpelli	- Present
Mr. McGovern - Chairman	- Present
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.**

Phillips Preiss Grygiel, LLC (Paul Phillips) scheduled at 7:15 p.m. – Mr. Phillips appeared alone and noted that Roche would be a key player in the redevelopment process. He stated that his firm had prepared the last Master Plan and was very familiar with the site and hence he did not revisit the site for the present proposal. He observed that Roche plans to keep some of the buildings and demolish others. He also said that getting the designation could be a challenge if Roche does not agree. Mr. Phillips would work with JLL Consulting, who has familiarity with the site.

Mr. Phillips answered questions from the Board members who were in attendance. He projected a two month turnaround for his report.

Urban Studio (George Kimmerle) scheduled at 7:45 p.m. – Mr. Kimmerle stated that he had gone to look at the property. He noted that the principal assets for redevelopment were on the Nutley side and that 4 properties were market-ready. He stated that environmental issues would be an area to be addressed. He also saw a public education opportunity to use part of a building for a school, perhaps with a science/math focus.

Mr. Kimmerle answered questions from the Board members who were in attendance. One key subject referenced was parking which he stated that developers would want to push on to Nutley, as an issue. He believed that some recent popular uses (computer server farms) were in a glut stage in northern NJ.

A motion to adjourn the executive session was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes. The executive session was adjourned at 8:56 p.m.

A motion to adjourn the special meeting was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes. The special meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary