

**Township of Nutley**  
**PLANNING BOARD**  
**Meeting Minutes**  
**Wednesday, August 6, 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	- Present
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 7:00 p.m.

**MINUTES:**

The minutes of the July 9, 2014 meeting were circulated. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

The minutes of the July 30, 2014 special meeting were circulated. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

**BILLS AND COMMUNICATIONS:**

Mr. Kozyra noted there were invoices to be paid:

Linda Posternock – attendance at and preparation of minutes for the July 9, 2014 meeting in the amount of \$150.00. A motion to approve was made by Mr. Greengrove and seconded by Ms. Tangorra. All ayes.

Linda Posternock – attendance at and preparation of minutes for the July 30, 2014 special meeting in the amount of \$150.00. A motion to approve was made by Mr.

Greengrove and seconded by Ms. Tangorra. All ayes.

**OLD BUSINESS:**

Review and Recommendation of Zoning Ordinance Changes – Mr. Kozyra noted there was a prior discussion about having a workshop session, possibly September 3 to review the recommendations on the zoning ordinance changes.

M-2 Zone Review and Schedule – Mr. Kozyra stated that there needs to be a discussion regarding the M-2 zone, possibly September 3.

Area in Need of Redevelopment Planner – Mr. Kozyra recommended there be a discussion after tonight's application to select a planner if possible. Mr. McGovern advised that the Board was prepared to move this evening on the planner for the area in need of redevelopment.

After the hearing, the Board discussed the planners. A motion to name Maser Consulting, P.A., as Planner for the Roche Site Redevelopment Investigation was made by Mr. McGovern and seconded by Ms. Tangorra. All ayes on a roll call vote (10-0). Resolution was signed.

**NEW BUSINESS:**

Application – 11-19 Baltimore Street Day Care – Mr. DiBiasi asked to have an exhibit marked, an original lease between his client as a tenant and the owner of the real estate. Mr. DiBiasi made his opening statement. He noted that the application was for a family-run day care center in Nutley.

Mr. DiBiasi called his first witness, Mrs. Randi Lee Vocaturo, 102 Union Avenue, Nutley, New Jersey and she was sworn. Mrs. Vocaturo stated that she has been working with the Department of Community Affairs and noted that she and her two daughters, tenured school teachers, will be running the day care center. Mrs. Vocaturo said that while she has already done some renovations, there is still a lot of work to be done. Mrs. Vocaturo also stated that the hours of operation would be 7:30 a.m. to 5:30 p.m. Monday through Friday and that the target ages were 2-1/2 through 6 years old, being separated into possible groups of 10 or 12 with a total of about 41 children. She explained the plans for drop off and pick up of the children as well as the street parking area. Mrs. Vocaturo answered questions from the Board members.

Mr. DiBiasi called his second witness, Mr. Paul Bauman, planner, and he was sworn. Mr. Bauman noted that with respect to the day care center, the criteria have been met. Mr. Bauman answered questions from the Board members.

A motion to approve the application, subject to receiving a signed lease and consent by the property owner, was made by Ms. Tangorra and seconded by Mr. Greengrove. All ayes on a roll call vote except for Mr. Ritacco who did not vote (10-0). Resolution was signed.

**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 8:17 pm.

Respectfully submitted,

*Linda Posternock*

Linda Posternock  
Recording Secretary