

Township of Nutley
PLANNING BOARD
Meeting Minutes
Wednesday, September 3, 2014
7:00 PM

Approved
10/1/14

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	- Absent/Excused
Mr. Barry	- Present
Mrs. Petolino	- Present after roll call
Mr. Algieri	- Present
Mr. Contella	- Present
Commissioner Scarpelli	- Present after roll call
Mr. McGovern - Chairman	- Absent/Excused
Mr. Kozyra, Esq.	- Present after roll call

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 7:01 p.m.

At this point in the meeting, Mr. Kozyra entered the Chambers.

MINUTES:

There were no minutes to be approved.

BILLS AND COMMUNICATIONS:

Mr. Kozyra noted there was one invoice to be paid:

Pennoni Associates – for professional services with respect to 134-136 Franklin Avenue in the amount of \$720.00. A motion to approve was made by Mr. Greengrove and seconded by Mrs. Eisenfelder. All ayes.

OLD BUSINESS:

A workshop session was scheduled immediately following the hearing to discuss the Revision of the Zoning Code.

At this point in the meeting, Mrs. Petolino entered the Chambers.

NEW BUSINESS:

Hearing: 653 Franklin Avenue – Building Expansion, Site Plan, and Parking Variance. Michael Piromalli of Gaccione Pomaco, 524 Union Avenue, Belleville, New Jersey made his opening statement. Mr. Piromalli stated that Dr. Ollins was seeking site plan approval to construct a 1,088 square foot 1-1/2 story addition to the front of the existing building which is presently and will continue to be used as a professional office. Also, the existing and proposed use is permitted in the zone. Mr. Piromalli noted that the addition proposed will not result in an increased number of patients, but would be for efficiency and modernization purposes only. He also mentioned that there are no parking problems.

Mr. Piromalli called his first witness, Dr. Bruce Ollins, 653 Franklin Avenue, Nutley, New Jersey, property owner and applicant and he was sworn. Dr. Ollins discussed the proposed addition and why it is necessary. Dr. Ollins answered questions from the Board members.

Mr. Piromalli called his second witness, Mr. Joesph Sterba, 87 Lackawanna Avenue, Totowa, New Jersey, project architect and he was sworn. Mr. Sterba discussed and described the proposed addition in greater detail including its design and impact on the neighborhood. Mr. Sterba answered questions from the Board members.

Mr. Piromalli made his summation.

A motion to approve the application was made by Mr. Greengrove and seconded by Mr. Arcuti. All ayes on a roll call vote (8-0).

At this point in the meeting, Commissioner Scarpelli entered the Chambers.

The Board took a short recess.

Ms. Tangorra asked for comments from the Board members with respect to selecting a planner for the M-1 and M-2 Zones and the East Centre Street area development. Mr. Kozyra stated that he would get a proposal from Mr. Kimmerle to present to the Board for review and approve at the next meeting.

The Historic Preservation Committee presentation by James Levendusky will be scheduled for September 17, 2014. Designation of buildings as landmarks will be discussed.

The first hearing date for the 203 Darling Avenue 7-Eleven site plan with multiple variances will be scheduled for September 17, 2014.

MEETING OPEN TO PUBLIC

PUBLIC COMMENTS:

None.

COMMITTEE & SUBCOMMITTEE REPORTS:

None.

The Board adjourned to a workshop session at 8:05 p.m. to discuss the revision of the Zoning Code.

ADJOURNMENT:

A motion to adjourn was made by Mr. Greengrove and seconded by Mr. Arcuti. All ayes. The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary