

Approved
3/18/15
BAK

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, November 19, 2014**

A meeting of the Planning Board of the Township of Nutley was held at the Township of Nutley Municipal Building, One Kennedy Drive, third floor Commission Chambers, Nutley, New Jersey. Adequate notification was published in the official newspaper of the Nutley Sun, Star Ledger and Herald News on December 12, 2013.

ROLLCALL:

Ms. Tangorra - Vice Chairperson - present
Mrs. Eisenfelder - Secretary - present
Mr. Greengrove - present
Mr. Arcuti - present
Mr. Barry - excused
Mr. Algieri - present
Mr. Ritacco - present
Mr. Contella - present
Commissioner Scarpelli - present
Ms. Petolino - present
Mr. McGovern - Chairman - excused
Mr. Kozyra - Attorney - present

No meeting minutes were submitted to approve.

An invoice from Pennoni Associates for their work in finalizing and closing out their review for the 4 Franklin Avenue application was presented, moved and approved by the Board.

An invoice for Pennoni Associates for their site plan review and attendance at the site plan hearing for the 203 Darling Avenue application was approved by the Board.

Mr. Kozyra addressed the Board regarding a Nutley citizen that appeared with comments about the 668 Franklin Avenue hearing and stated that he and his neighbors were not given notice of the application. There was some confusion about the address of the application because that property has two separate addresses of 668 Franklin Avenue and 159 Kingsland Street. Mr. Kozyra reviewed the records of the application and had been initially concerned that neighbors did not get a notice of the application, but there were a number of citizens that appeared for the hearing. The neighbors that did appear commented about concerns for use, traffic and side yard issues. Mr. Kozyra stated that there was a prior and different Zoning Board application for the location, and during that Zoning Board application, notices were sent out to different property owners based on the law and that the person did receive of the Zoning Board application. The

difference between the two applications before the two Boards was that the development size shrank and the application that was before the Zoning Board was larger, and the one before the Planning Board was smaller. The neighbor that commented that he was not given notice was given mailed notice of the first application, but not the second because he was not as close to the property before the Planning Board. Mr. Kozyra stated that there was no oversight on the part of the Township and the notice was published in the paper and maybe he missed that notice. All the neighbors that were supposed to receive a notice regarding the application before the Planning Board did receive notice so the notice and the application was proper and satisfied the requirements of the law.

The Board reviewed additional sketches for East Centre Street that were prepared by Mr. George Kimmerle. Mr. Kozyra recommended that the Board meet with Mr. Kimmerle to discuss any comments or changes to the plans so the project can be moved into the final stages. January 7, 2015 was given as the proposed date to schedule a meeting with Mr. Kimmerle.

Mr. Kozyra stated that Clifton has elected to join Nutley with respect to the Roche redevelopment project and the planner received the contract today.

The meeting concluded at 8:33 p.m.

The next meeting is scheduled for Wednesday, December 3, 2014 at 7:00 p.m. in the Commission Chambers.