

Township of Nutley
PLANNING BOARD
Meeting Minutes
Wednesday, February 6, 2013
7:00 PM

A regular meeting of the Planning Board of the Township of Nutley was held in the third floor Commission Chambers. Adequate notification was published in the official newspapers of the Township of Nutley.

ROLLCALL:

Ms. Tangorra – Vice Chairperson	- Present
Mrs. Eisenfelder – Secretary	- Present
Mr. Greengrove	- Absent/Excused
Mr. Arcuti	- Present
Mr. Ritacco	- Present
Mr. Barry	- Absent/Excused
Mr. Naughton	- Present
Mrs. Petolino	- Present
Commissioner Scarpelli	- Absent/Excused
Mr. McGovern - Chairman	- Absent/Excused
Mr. Kozyra, Esq.	- Present

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 7:10 pm.

MINUTES:

There were minutes to be approved:

The minutes of the January 2, 2013 meeting were circulated. A motion to approve was made by Mrs. Eisenfelder and seconded by Mr. Ritacco. All ayes.

The minutes of the January 16, 2013 meeting were circulated. A motion to approve was made by Mrs. Eisenfelder and seconded by Mr. Ritacco. All ayes.

BILLS AND COMMUNICATIONS:

Linda Posternock – attendance at and preparation of minutes for the January 2, 2013 meeting in the amount of \$150.00. A motion to approve was made by Mr. Ritacco and seconded by Mrs. Eisenfelder. All ayes.

Linda Posternock – preparation of minutes for the January 16, 2013 meeting in the amount of \$75.00. A motion to approve was made by Mr. Ritacco and seconded by Mrs. Eisenfelder. All ayes.

The Board voted to cancel the workshop meeting of February 20, 2013.

OLD BUSINESS:

Mr. Kozyra turned the meeting over to Mr. DiBiasi, counsel for the 113 East Centre Street application. Mr. DiBiasi gave some background on Mr. Mecca. He then introduced his first witness Stephen Corso, architect, and he was sworn. Mr. Corso described and explained the renderings and what he hoped to build. He proceeded to take the Board through the project. Mr. Corso answered comments and questions from the Board.

Mr. DiBiasi introduced his second witness Peter G. Steck, planner, 80 Maplewood Avenue, Maplewood New Jersey, and he was sworn. Mr. Steck went through Mr. Kasler's report of February 4, 2013 page by page. He described and explained the variances. Mr. Steck answered comments and questions from the Board.

The Board took a five minute recess.

Mr. DiBiasi introduced his third witness Sharon H. Larsen, Hopatcong, New Jersey and she was sworn. Ms. Larsen stated that she was a title expert with Progressive Title Agency. She testified that there was a title search on the property and they were able to issue a policy to Mr. Mecca with respect to the ownership of the 25 x 104 foot easement in question. Ms. Larsen answered comments and questions from the Board.

Mr. DiBiasi introduced his fourth and final witness Joseph Staigar, 17 Tremont Drive, East Hanover, New Jersey and he was sworn. Mr. Staiger submitted and explained the traffic study in detail. Mr. Staiger answered comments and questions from the Board.

NEW BUSINESS:

None.

MEETING OPEN TO PUBLIC

PUBLIC COMMENTS:

Christa Williams – 93 East Centre Street. Ms. Williams wanted to know the whereabouts of the railroad tracks and 115 East Centre Street. She was also concerned about pedestrian safety.

Carmine Alessio – 81 East Centre Street. Mr. Alessio said he opposed the apartments because of merit and the fact that they were too big. He had concerns about the traffic study and questions about the easement.

ADJOURNMENT:

A motion to adjourn was made by Mr. Arcuti and seconded by Mr. Ritacco. All ayes. The meeting was adjourned at 10:45 pm.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary