

Township of Nutley
PLANNING BOARD
Meeting Minutes
Wednesday, August 7, 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	- Absent/Excused
Mr. Greengrove	- Present
Mr. Arcuti	- Present
Mr. Ritacco	- Present
Mr. Barry	- Present
Mr. Naughton	- Present
Mrs. Petolino	- Present
Commissioner Scarpelli	- Present
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 7:22 pm.

MINUTES:

There were no minutes to be approved.

BILLS AND COMMUNICATIONS:

Mr. Kozyra noted there were several invoices to be paid:

Pennoni Associates – with respect to the 113 East Centre Street application in the amount of \$1,050.00. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

Pennoni Associates – with respect to the 113 East Centre Street application in the amount of \$150.00. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

Pennoni Associates – with respect to the Franklin and Kingsland Avenue application in the amount of \$440.00. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

Mr. Kozyra noted there was a communication from the Hudson-Essex-Passaic Soil Conservation District with respect to the property at 224 Passaic Avenue, Nutley, N.J.

There was another communication from the Municipal Clerk regarding the parking ordinance. A third communication was a Letter of Objection from a tenant residing at the Franklin and Kingsland Avenue property.

OLD BUSINESS:

4 Franklin Avenue & Hilton Street – Mr. DiBiasi appeared and requested an adjournment to September 4, 2013 and waived all time constraints.

Franklin & Kingsland Avenue Application – Mr Gaccione stated the structure was a mixed use building with retail on the first floor and two 2-bedroom apartments on the second floor. He introduced his first witness, Mr. Jasvinder Arjano, architect, who discussed the existing structures on the site. He explained that the building would be a mixed use structure with residential units on the second floor.

The applicant also presented the testimony of its planner, Mr. Roger DiNiscia, who explained that the project was an improvement over present use and satisfied statutory and master plan criteria. The planner answered questions from the Board.

The applicant's engineer, Mr. Calisto Bertin, P.E., presented testimony as to the overall improvement of the site by reason of the proposed plan. The engineer answered questions from the Board.

Mr. Gaccione addressed questions and comments from the Board.

A motion was made by Mr. Ritacco to approve with all of the discussed amendments and stipulations, which were explained by Mr. Kozyra. Motion was seconded by Mr. Greengrove. All ayes on a roll call vote.

NEW BUSINESS:

The proposed Amended Sign Ordinance will be scheduled for discussion at a future workshop meeting.

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 10:06 pm.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary