

**Township of Nutley**  
**PLANNING BOARD**  
**Meeting Minutes**  
**Wednesday, September 4, 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	- Present
Mr. Arcuti	- Present
Mr. Ritacco	- Present
Mr. Barry	- Present
Mrs. Petolino	- Present
Commissioner Scarpelli	- Absent/Excused
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 7:03 pm.

**MINUTES:**

The minutes of the June 19, 2013 meeting were circulated. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

The minutes of the July 10, 2013 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 bills to be paid:

Linda Posternock – attendance at and preparation of minutes for the June 19, 2013 meeting in the amount of \$150.00. A motion to approve was made by Mr. Ritacco and seconded by Ms. Tangorra. All ayes.

Linda Posternock – preparation of minutes for the July 10, 2013 meeting in the amount of \$75.00. A motion to approve was made by Mr. Ritacco and seconded by Ms. Tangorra. All ayes.

Pennonni Associates – for professional services with respect to 4 Franklin Avenue & Hilton Street in the amount of \$385.00. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

Pennoni Associates – for professional services with respect to 4 Franklin Avenue & Hilton Street in the amount of \$1,000.00. A motion to approve was made by Mr. Greengrove and seconded by Mr. Ritacco. All ayes.

Mr. Kozyra noted there were 2 communications but they were inaudible.

**OLD BUSINESS:**

Mr. DiBiasi gave a brief history of the 4 Franklin Avenue & Hilton Street property, previously owned by Angelo Nardone.

Mr. DiBiasi introduced his first witness Joseph Haines, architect, Montclair, New Jersey and he was sworn. Mr. Haines described the proposed design, the kinds of materials he will be using, and why it makes sense to go forward with the project. Mr. Haines answered comments and questions from the Board.

The next witness was a traffic expert whose testimony was inaudible.

Mr. DiBiasi introduced his third witness Paul Bauman, professional planner, North Caldwell, New Jersey and he was sworn. Mr. Bauman stated that he wanted to present his testimony by using Mr. Berry's Letter of Denial to address each variance accordingly. Mr. Bauman answered comments and questions from the Board.

A motion to approve with stipulations and conditions was made by Ms. Tangorra and seconded by Mr. McGovern. All ayes on a roll call vote.

**NEW BUSINESS:**

None.

**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 8:30 pm.

Respectfully submitted,

*Linda Posternock*

Linda Posternock  
Recording Secretary