

Approved
BAK
2/1/17

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, January 18, 2017**

A meeting of the Planning Board of the Township of Nutley was held on the third floor of the Township of Nutley Municipal Building, One Kennedy Drive, Commission Chambers. Adequate notification was published in the official newspapers of The Herald News, the Star Ledger and the Nutley Sun on December 1, 2016.

ROLLCALL:

- Ms. Tangorra - Vice Chairperson - present
- Mr. Greengrove - present
- Mr. Arcuti, Secretary - present
- Mr. Barry - excused
- Mr. Algieri - present
- Mr. Del Tufo - present
- Mr. Contella - present
- Mr. Malfitano - present
- Ms. Kucinski - excused
- Mr. Kozyra - present
- Commissioner Evans - excused
- Mayor Scarpelli - excused
- Mr. McGovern - Chairperson - present

Meeting Minutes:

Meeting Minutes for January 4, 2017 were approved by the Board.

Invoices:

An invoice for Anjelica Mitchell for attendance and preparation of the January 4, 2017 Meeting Minutes was approved by the Board.

An invoice for Ricci Planning regarding the review of the Franklin and Kingsland Avenue application was approved by the Board.

The proceedings in this matter were voice recorded. The recital of facts in the Minutes is not intended to be all-inclusive, but is a summary and highlight of the complete record made before the Planning Board.

Correspondence:

The Board reviewed and approved correspondence from Philip F. McGovern addressed to the State of New Jersey, Department of Environmental Protection regarding the 2012 NJDEP - Green Acres Acquisition Application, submitted by the Township of Nutley for a park development project to install new synthetic field turf on the soccer field at Father Glotzbach Park.

The correspondence stated that the Planning Board believes that the application is consistent with the Essex County Open Space and Recreation Plan, and supports the Township's effort to improve the highly utilized field.

Workshop Session:

The Workshop Session for the review of Historic Preservation Ordinance will be rescheduled for a future meeting.

Swearing In:

Frank Contella was sworn in as a Planning Board Class IV Alternate Member No. 1, effective January 1, 2017 through December 31, 2017.

Nomination and Election of Officers:

Mr. Greengrove presented, and the Board approved, the 2017 slate of officers:

Mr. McGovern - Chairperson
Ms. Tangorra - Vice Chairperson
Mr. Arcuti - Secretary

Nomination and Appointment of Counsel and Recording Secretary:

Ms. Tangorra moved the appointments of Barry Kozyra as Planning Board Attorney and Debra Fontana as Recording Secretary, effective January 1, 2017 through December 31, 2017.

Mr. Kozyra and Ms. Fontana recited the Oath of Office and sworn in for the year 2017.

Resolutions of Board Attorney, Recording Secretary, Planning Expert and Township Engineer:

Resolutions were moved and approved by the Board for appointments of Paul Ricci as Planning Expert, Todd Hay as Township Engineer, Barry Kozyra as Board Attorney and Debra Fontana as Recording Secretary. (Vote - 8/0)

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488 & 494 Prospect Street Subdivision Hearing - Approved by the Board (Vote - 8/0)

Thomas DiBiasi, Esq, Attorney for Applicant

Mr. DiBiasi stated that his clients currently live at 488 Prospect Street, and their home is located directly next door to the 494 Prospect Street property. Mr. DiBiasi stated that the 494 Prospect Street property was listed for sale, and his clients would look outside their window during the nicer weather, and see contractors looking at the property. They purchased the property to preserve and save the open space.

Michael Bonchonsky, Applicant

Mr. Bonchonsky testified that he and his wife live at 488 Prospect Street, and was concerned when the 494 property was listed on the market. He saw activity on the property suggesting tree cutting and other development and grew worried that a contractor wanted to purchase the property, flip the property and build a home. Mr. Bonchonsky stated he purchased the property to preserve the open space. He liked to look at the property, and remembered when the Gordons owned the property and that it contained interesting landscape and he wanted to maintain it. Mr. Bonchonsky said the purpose of the subdivision is so he can maintain, take care of the Copper Beech tree and to balance the sizes (88/90 feet) of the two lots.

Public Comments:

Lynda and Greg Lukasiewicz
Mark Fogel

Mr. & Mrs. Lukasewicz and Mr. Fogel are both neighbors of Michael and Faith Bonchonsky, and addressed the Board indicating that they both support and recommend the approval of this application.

The meeting concluded at 8:20 p.m.

The next meeting is scheduled for Wednesday, February 1, 2017 at 7:00 p.m.

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