

Township of Nutley
PLANNING BOARD
Meeting Minutes
Wednesday, May 5, 2010
7:00 P.M.

A regular meeting of the Planning Board of the Township of Nutley was held in the 3rd floor Commission Chambers and called to order at 7:00 pm. 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. Riccio	- Absent/Excused
Mrs. Craine	- Present
Mr. Ritacco	- Present
Mr. Barry	- Absent/Excused
Commissioner Scarpelli	- Present after roll call
Mayor Cocchiola	- Present
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.

MINUTES:

The minutes of the April 21, 2010 meeting were circulated. A motion to approve was made by Mr. Greengrove and seconded by Ms. Tangorra. All ayes except for Mayor Cocchiola and Mr. Arcuti who abstained.

BILLS AND COMMUNICATIONS:

Mr. Kozyra noted that there were invoices to be presented:

Linda Posternock – attendance at and preparation of minutes for the April 21, 2010 meeting in the amount of \$150.00. A motion to approve was made by Ms. Tangorra and seconded by Mr. Greengrove. All ayes.

Barry Kozyra, Esq. – participation at special meetings pertaining to 65 River Road on April 7 and April 14, 2010, the amount of which is to come out of escrow fees paid by the applicant. A motion to approve was made by Mr. Arcuti and seconded by Ms. Tangorra. All ayes.

At this point in the meeting, Commissioner Scarpelli entered the Chambers.

OLD BUSINESS:

None.

NEW BUSINESS:

Ms. Tangorra, Subcommittee Chairperson, gave the presentation of the Green Master Plan Element.

Commissioner Scarpelli, Subcommittee Chairman, gave the presentation of the Recycling Master Plan Element.

With respect to the proposed changes to the Sign Ordinance, Chairman McGovern noted that there were several representatives of the business community in attendance.

Mr. Berry stated that one of the purposes of the meeting was to have the business members look at and discuss the Sign Ordinance, which hasn't been discussed in many years. Mr. Berry noted that the types of signs in question were the A-frame signs, projecting signs, banners, and excessive square footage of the awnings, all strictly prohibited in the existing Ordinance. He said that it was his job to enforce the zoning codes. Mr. Berry also said that many of the business owners, who are experiencing difficulties due to the economy, would like to voice their opinions.

MEETING OPEN TO PUBLIC

PUBLIC COMMENTS:

Mary Ryder – Century 21 Award Agency. Mrs. Ryder spoke about the importance of A-frame signs to the real estate business.

Vincent LoCurcio – Nutley Chamber of Commerce. Mr. LoCurcio spoke about the changes that the town was going through and volunteered to work with the Board regarding sign issues.

Andy Garruto – Nutley Chamber of Commerce. Mr Garruto spoke about the liability issue with respect to the A-frame signs and stated that the town had no liability.

Rich Shapiro – New Jersey Association of Realtors. Mr. Shapiro also spoke about liability insurance and what other towns in the State are doing with regard to the issues of signage.

Angela Sicoli – Century 21 Award Agency. Ms. Sicoli spoke about the placement and pick-up of signs with regard to open houses.

Commissioner Petracco – Petracco's. Commissioner Petracco spoke about the importance of A-frame signs for businesses like his.

George Ritacco – Ritacco Bros. Brick Oven Pizzeria. Mr. Ritacco noted that since the Master Plan was being redone, now would be a good time to "tweak" the Sign Ordinance to allow modern signs and different types of coverings on the awnings.

Lou Ritacco – Midtown Bar & Grill. Mr. Ritacco also had some comments with respect to awnings.

Doreen Sitar – Prints Charming. Ms. Sitar spoke about the value of projecting signs to attract customers that are riding by and would otherwise, not realize the store was there. She also mentioned that there is no parking in the area, which presents another problem.

Katharina Marks – Starlight Dance Center. Ms. Marks thought the problem was that Nutley wasn't a "destination town" that people would go to walk around, such as Morristown, Summit, or Montclair. Ms. Marks said that the businesses depend on the traffic that goes through the town, making the signs essential for the business owners.

Scarlett Morris – The Ultimate Affair. Ms. Morris spoke about shingle signs and their importance to businesses like hers. She said she applied for a shingle sign and was denied because she wasn't grandfathered in and is now using an A-frame sign.

Anthony Cavallo – Cavallo's Market. Mr. Cavallo thought there should be a committee to work with some of the business members to discuss the signage issues.

Joe Cerreto – Cerreto's Restaurant. Mr. Cerreto said he agreed with the other business owners' comments with respect to signage. He also thought that the Code Enforcement Department was too busy to deal with all of the issues and problems regarding signs.

Paul Scrudato – Chairman, Nutley Zoning Board of Adjustment. Mr. Greengrove asked Mr. Scrudato if people come to the Zoning Board for sign variances once they are knocked down. Mr. Scrudato said that some do and some don't, and he explained some of his experiences with respect to the sign issues.

Ann & Jim Russomanno – Nutley Auto. Mr. & Mrs. Russomanno agreed with Commissioner Petracco that they need the tools to let people know that they are there. Mrs. Russomanno said that the front of the building can only show so much.

Commissioner Evans – Code Enforcement. Commissioner Evans spoke a little bit about how the department views and handles these matters.

Commissioner Scarpelli wanted to know how the Board was going to go forward and how the process was going to unfold. Mr. McGovern stated that the normal course of action would be for the Commission to draft the ordinance, refer it to the Planning Board for their review and comments, and then send it back to the Commission since the Planning Board does not have the power to pass the ordinance. Mayor Cocchiola suggested that a committee be formed with the business owners and the Board of Commissioners, Planning Board members, and Mr. Kozyra, in the very near future.

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 9:05 p.m.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary