

Township of Nutley
PLANNING BOARD
Meeting Minutes
Wednesday, November 17, 2010
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	- Absent/Excused
Mr. Riccio	- Absent/Excused
Mr. Ritacco	- Present
Mr. Barry	- Present
Commissioner Scarpelli	- Absent/Excused
Mayor Cocchiola	- 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 6:55 pm.

MINUTES:

The minutes of the October 6, 2010 meeting were circulated. A motion to approve was made by Mr. Greengrove and seconded by Ms. Tangorra. All ayes.

The minutes of the October 20, 2010 meeting were circulated. A motion to approve was made by Mr. Greengrove and seconded by Ms. Tangorra. All ayes.

BILLS AND COMMUNICATIONS:

Mr. Kozyra noted there were bills to be presented:

Linda Posternock – attendance at and preparation of minutes for the October 6, 2010 meeting in the amount of \$150.00. A motion to approve was made by Ms. Tangorra and seconded by Mr. Greengrove. All ayes.

Linda Posternock – attendance at and preparation of minutes for the October 20, 2010 meeting in the amount of \$150.00. A motion to approve was made by Ms. Tangorra and seconded by Mr. Greengrove. All ayes.

Mr. Kozyra advised that he would be presenting several bills from Pennoni Associates at a future meeting.

OLD BUSINESS:

Mr. Kozyra noted that Mayor Cocchiola has re-circulated a copy of the Land Use Element to the subcommittee for review and for scheduling a hearing sometime in January or early February.

Mr. McGovern advised that a draft for the newly revised Sign Ordinance was circulated among the subcommittee members approximately 3 weeks ago. They were each requested to review it and submit their comments. A second draft would then be circulated for the next scheduled subcommittee meeting.

NEW BUSINESS:

Mr. Kozyra stated that with respect to 174 Bloomfield Avenue, the Nutley Village property that has to come before the Board for final Site Plan Approval, a request has been made by Mr. DiBiasi for the Board to schedule a special meeting on December 8 for a hearing on that application. Mr. DiBiasi believes that he is going to need the Board's attention at a full meeting because he intends to re-present the application as if he were starting from scratch. No materials were delivered to the Board as yet. Mr. Kozyra asked if the Board wanted to have the Engineer or Planner present with regard to the review of the documents. Mr. McGovern did not think a special meeting was necessary but recommended that the applicant submit its' revised application and plans to the Board and a hearing date would be set. Mr. Kozyra said that he would notify the Clerk and Mr. DiBiasi that there would be no special meeting on December 8.

Mr. Kozyra noted that there were no materials yet for the 265 Franklin Avenue Site Plan Approval which the applicant is seeking for a 7-Eleven. Mr. Kozyra stated that variances would be needed as well as Site Plan Approval by the Board. Mr. Barry noted that the plans were received today and a Letter of Denial has not been submitted yet. Mr. Barry also noted that they would still have to go through the Site Plan process with all the experts.

Mr. Kozyra stated that the discussion of dates for the remainder of the Master Plan Calendar would be put off until the next meeting.

Mr. Kozyra noted that he received a request from Donald Powers and other citizens to address the Board. Mr. Kozyra circulated photographs among the Board members before the meeting for their review and consideration.

MEETING OPEN TO PUBLIC**PUBLIC COMMENTS:**

Donald Powers, 46 Kenzel Avenue, was concerned about the knocking down of a neighbor's house and the removal of 4 trees as well as minor subdivisions.

Jim Levendusky spoke his concerns with regard to the same issues.

John Carrino, 44 Sylvan Place, stated that he was here on behalf of the developers and agreed that the tree removal was unfortunate but said that they would be willing to discuss with everyone the landscaping plan and the replacement of the trees that were removed.

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 7:25 pm.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary