

**Township of Nutley**  
**PLANNING BOARD**  
**Meeting Minutes**  
**Wednesday, September 2, 2009**  
**7:00 P.M.**

A regular meeting of the Planning Board of the Township of Nutley was held in the 3<sup>rd</sup> floor Commission Chambers and called to order at 7:05 p.m. 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 |
| Mayor Cocchiola                 | - 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.

**MINUTES:**

The minutes of the August 5, 2009 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 was one invoice to be presented.

**Linda Posternock** – attendance at and preparation of minutes for the August 5, 2009 meeting in the amount of \$150.00. A motion to approve was made by Mrs. Eisenfelder and seconded by Mr Greengrove. All ayes.

Mr. Kozyra noted that he had a letter from Mr. Pat Intindola, dated August 20, 2009, regarding a proposed zoning change. Mr. Intindola serves as a consultant to the Code Enforcement Department. The intent of the proposal would be to prohibit a fence and its components, whether above or below grade, to encroach onto adjoining properties.

Mr. Kozyra noted that he had another letter from Mr. Intindola, dated September 2, 2009, regarding the final site plan approval for Nutley Village Center at Bloomfield Avenue and Harrison Street. Mr. Kozyra indicated that Mr. DiBiasi, counsel for Nutley Village, received only a preliminary approval from the Board, resolution dated June 27, 2007. The resolution stated that a final approval is subject to the applicant's engineer to certify

compliance with the approved preliminary plan. It must also be reviewed by our Township Engineer.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

The 65 River Road Site Plan Application is scheduled to be heard at the October 21, 2009 meeting if everything is in order.

The 111-115 Franklin Avenue Site Plan Application Approval is scheduled to be heard at the October 7, 2009 meeting.

Mr. Kozyra stated that the Cambridge Heights at Nutley Revised Playground Site Plan Application Approval that was to be heard this evening, will not be heard or rescheduled. Mr. Kozyra said that the applicant may choose not to proceed with the application but if materials are submitted, the hearing will be rescheduled.

Mr. Kozyra noted that the next meeting, September 16, 2009, will be the Stakeholders meeting. Mayor Cocchiola said that the meeting would be held in the library at the John Walker Middle School. Mayor Cocchiola mentioned that she would like to address the amount of time each element would require in order to organize future meetings.

A motion was made by Mr. McGovern and seconded by Mr. Ritacco to approve the Mayor's request to add the sustainability element to the Master Plan Reexamination subject to Mr. Kozyra's discussion with Philips Pries Shapiro Associates, Inc. All eyes on a roll call vote.

Mr. Kozyra noted that he requested a new set of Zoning and Land Use books to have available for the meetings, and they should be ready sometime in the Fall.

**MEETING OPEN TO PUBLIC**

**PUBLIC COMMENTS:**

None.

**COMMITTEE REPORTS:**

None.

**ADJOURNMENT:**

A motion to adjourn was made by Mr. Greengrove and seconded by Mr. Ritacco. All eyes. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

*Linda Posternock*

Linda Posternock  
Recording Secretary