

NUTLEY PLANNING BOARD
Special Meeting
Wednesday, July 30, 2008

PRESENT: C. Tangorra – Vice Chairperson, A. Eisenfelder – Secretary, C. Cioban, M. Craine, J. Greengrove, L. Riccio, P. Ritacco, B. Kozyra, Esq.

EXCUSED: P. McGovern – Chairman

The Notice of Public Meeting of the Nutley Planning Board was read by Vice Chairperson Tangorra, sitting for Chairman McGovern. The meeting was called to order by Ms. Tangorra at 7:03 p.m. Ms. Tangorra noted that Mr. Ritacco would sit for Mr. McGovern.

The minutes of the July 2, 2008 meeting were circulated and approved.

BILLS AND COMMUNICATIONS:

Mr. Kozyra noted there were invoices to be presented:

Linda Posternock – attendance at and preparation of minutes for the July 2, 2008 meeting in the amount of \$150.00.

Pennoni Associates – for services with respect to the phase 3 services for Bank of Nutley application in the amount of \$540.00

Pennoni Associates – for services regarding traffic with respect to the Bank of Nutley application in the amount of \$3,590.00.

All invoices were approved for payment.

NEW BUSINESS:

The hearing for the 21 Edgewood Avenue application will be August 6, 2008.

Mr. DiBiasi requested that the 308 Passaic Avenue application be heard on September 3, 2008. The Board agreed to the date. A vote was taken for the re-notice of the hearing and it was approved.

OLD BUSINESS:

Ms. Tangorra thanked everyone for attending the meeting of the Planning Board, combined with the Commissioners and several Board of Adjustment members. Ms. Tangorra then turned the meeting over to Mayor Cocchiola.

The Mayor advised that there was going to be a re-examination of the Master Plan. The Planning Board has issued some resolutions and documents explaining what the process would be like. The Commissioners requested that the process be open and incorporate as much input from the public as possible. The Mayor asked Mr. Kozyra if separate hearings could be held for each element as the Planning Board goes through the Master Plan so that the people of the community will know and

understand exactly what is being considered. The Commissioners' concern is that the process be open and transparent and that all interest is taken seriously. It was also suggested that Ms. Tangorra or Mr. Kozyra go through the process with respect to what will be done about the planner, and the different elements of the Master Plan.

Commissioner Evans noted that it was important to look at the Township now, as we are facing rising costs, and decide what is important to us and what we want to preserve. He completely agreed with the Mayor that it should be a very open process that involves the voice of the public.

Commissioner Scarpelli asked the Planning Board to schedule meetings as early as possible so that the people are informed well in advance.

Commissioner Petracco urged the public to attend as many meetings as they can and to get involved as much as possible.

Mr. Kozyra thanked the members of the public and stated that it was one of the largest turnouts that the Planning Board ever had for a meeting where there were no applications to be heard. Mr. Kozyra noted that a guide was developed and published on the Nutley web page to illustrate what the Master Plan is all about. Mr. Kozyra also mentioned that the Master Plan is not due until the middle of 2009.

Mr. Kozyra stated that the Master Plan is an important document in terms of advising the Planning Board and the Board of Adjustment and serves as an outline for what Nutley should look like in the future.

Mr. Kozyra stated that specific notices were sent to 7 or 8 potential planners but would like to have 3 or 4 more submit proposals by the required deadline. Once the proposals are submitted, Mr. Kozyra recommends that there be a subcommittee of the Planning Board to review the planner applications and interview those that the Board is interested in considering for the appointment. When the appointment is made and funding approved by the Commissioners, the planner would be able to begin making recommendations as to which elements we could start to address quickly. Meetings could then be scheduled as early as possible so the community can be part of the process to revise each of the elements that are part of the Master Plan. Mr. Kozyra noted that some of the elements are constantly being reviewed by the Planning Board due to changes in affordable housing in New Jersey. The Stormwater Management element has recently been reviewed and is up-to-date.

Mr. Kozyra noted that the public would be given an opportunity to voice its desires and concerns about the Master Plan as it is and about Nutley as a developing community. The hope is to get some general suggestions and maybe even some specific ones as to what we should be doing for the future of Nutley. It is the Planning Board's function to decide what Nutley's future should look like through the planning process.

Mr. Kozyra welcomed input from Zoning Board and invited members of public to step forward and speak.

Mayor Cocchiola commended and thanked the members of both the Planning Board and the Board of Adjustment on behalf of the Board of Commissioners. The Mayor explained what was involved in re-examining the Master Plan and that it was a monumental task.

Ms. Tangorra asked if there were any members of the public who would like to address the Board.

1. Donna Ferraro, 34 Roosevelt Street, asked if the Board was interested in knowing what the public thought the town should look like in their opinion. She stated that there were too many townhouses and apartment buildings and that Nutley was losing its' quaintness. Mrs. Ferraro also expressed her dissatisfaction with the construction on the corner of Harrison Street and Bloomfield Avenue and had hopes that it would not happen again.
2. Paul Pezzicola, 16 Raymond Avenue, wanted to know if the Master Plan is a 5-year strategy that they were trying to develop with respect to changing the architectural and physical structure of the town. It was his opinion that the architectural structure of the town should be changed to offset some of the property taxes. Mr. Pezzicola said that we should have income-generating businesses come into town and wanted to know what kind of businesses the town would be seeking.
3. Steve Michalek, 613 Prospect Street, wanted to make some recommendations to the Board, both as a business owner and as a citizen. He stated that he thought the people of Nutley needed to be educated on what the Master Plan was. He suggested that there be an organized group to meet with the Commissioners and the Planning Board. The group would represent all the people of Nutley such as seniors, middle-aged, and possibly a youth group. Mr. Michalek stated that there were many professional and talented people that live in town and that we should seek their services to assist in keeping Nutley the town that it is.
4. Jim Levendusky, 19 Colonial Terrace, wanted to recommend, on behalf of the Nutley Community Preservation Partnership, that the Planning Board consider studying the issue of preservation as far as the uniqueness of the town and its' architecture. Mr. Levendusky said that now is the time to take the first steps necessary to preserve the elements of the town that bring people here. He referred to the "maroon arm that reaches out and brings children and grandchildren back to town".
5. Dianna Petolino, 171 Nutley Avenue, thought that the current Master Plan is so "piecemeal" and asked if it was possible to make the new one a comprehensive re-examination of the Plan so that all of the different elements can interface. She suggested a visioning plan and to give residents the opportunity to participate in workshops. Mrs. Petolino said that she thought storm water runoff was still a big problem and wanted to see it addressed in the new Master Plan. She also mentioned having the

town become more bike and pedestrian-friendly.

6. Dennis Bator, 104 Chestnut Street, spoke about model zoning with regard to lot size, bulk, size and height restrictions, signage heights, and canopies on new and existing buildings. He also said that to attract larger buildings, bigger lots would be needed and the Master Plan should revisit fence height restrictions.
7. John Demmer, Town Historian, 263 Harrison Street, said that there has been a strong sentiment in town toward the preservation of certain landmark structures and the character they represent. After doing some research on his own family tree, he realized the buildings in question were “the ancestors of our town”. Mr. Demmer asked that historic preservation be part of the reworking of the Master Plan.
8. Robert Peters, 117 Myrtle Avenue, asked that there be a moratorium on new construction that may violate lot coverage and size restrictions, while the Master Plan is being reworked and the zoning ordinances are completed.
9. Paul Scudato, President of the Board of Adjustment, 46 Nutley Avenue, said that the Zoning Board is faced with the difficulties of writing an ordinance to cover all of the eventualities of a building permit and it is very hard to put it into language.
10. Melanie Kennedy, 15 Lloyd Court, spoke about the need for the township to address the environmental issues such as flooding from storm water runoff and the need to dredge the town’s rivers and the Mudhole because of the amount debris that has formed over the years. Mrs. Kennedy also mentioned that she would like to see a Green Committee in town.
11. Serge Demerjian, 63 Brookfield Avenue, said he would like to see the town preserve open space and keep it’s residential character while allowing for smart development. Mr. Demerjian said he would gladly participate in any resident committee.
12. Paul Pezzicola, 16 Raymond Avenue, who spoke for a second time, said he favored a light rail train stop in Nutley and stated that it was easier to sell a house in Montclair since they have a train.

Ms. Tangorra thanked everyone for their opinions and ideas and for attending the meeting. Ms. Tangorra stated the importance of having a team effort and asked that everyone feel free to attend future meetings and voice their opinions. She also thanked the Commissioners and Board of Adjustment members

COMMITTEE REPORTS:

There were no committee reports.

There was no further business before the Board and the meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Linda Posternock

Linda Posternock
Recording Secretary