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**Township of Nutley  
Planning Board  
Meeting Minutes  
Wednesday, February 15, 2017**

A regular 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.

In addition to the regularly scheduled meeting of the Planning Board, immediately following a joint meeting of the Planning Board and Zoning Board of Adjustment on notice to the Board of Commissioners of the Township of Nutley was held to review and discuss land use and other issues affecting the Township of Nutley, as related to the Zoning Board of Adjustment and Planning Board. Adequate notification of the joint meeting was published in the Nutley Sun on February 2, 2017.

**ROLLCALL:**

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

**Meeting Minutes:**

Meeting Minutes for February 1, 2017 were approved by the Board.

**Invoice:**

An invoice for Debra Fontana for attendance and preparation of the February 1, 2017 Meeting Minutes 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.

**Swearing In of Member:**

John Barry was sworn in as a Planning Board Member, Class II, effective January 1, 2017 through December 31, 2017.

**134 Franklin Avenue and 21 Ravine Avenue Minor Subdivision:**

**Minor Site Plan Committee Members:**

James Greengrove, Chairman

William Algieri

Gerard Del Tufo

Mr. Greengrove stated that the Minor Site Plan Committee reviewed the site plan, and no variances and/or waivers were sought or needed. The Committee approved the minor subdivision, and signed the Resolution.

**A Joint Meeting of the Planning Board and the Zoning Board of Adjustment on Notice to the Board of Commissioners, with a Presentation by the Superintendent of Schools and the Board of Education**

A chart showing the 2016 Zoning Board of Adjustment Case Review was distributed to the members of the Planning Board and Commissioners.

**Frank Graziano, Chairman of the Zoning Board** addressed the Board and stated that the chart indicates that there was a total of 47 cases in 2016. All 47 cases were granted, with 27 cases including conditions.

He stated that there were many different applications presented to the Zoning Board, but the majority of the applications pertained to fencing and garages. He said that lately they have received more applications to knock down unrepairable, detached garages without rebuilding. Sometimes the existing garages cannot be rebuilt; the older garages are located so close to the property line that you cannot do any work on the garage. There were also applications for a garage conversion, a garage addition, converting a garage into a living space, new two car garage and demolishing a garage and installing a shed.

Mr. Graziano recommends that there should be an apartment loading zone requirement since it is so difficult for vendor trucks to enter and exit an apartment complex and park to make deliveries. He also recommends that in a mixed used application that there should be a larger green space requirement or a common area for the residents to relax, entertain and enjoy their own neighborhood.

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**Dave Berry, Zoning and Building Subcode Official**, addressed the Board and said that the Code Enforcement Office tries to work with applicants and have them rebuild the garages instead of just demolishing them. His office will go to a property, look at the garage and assess the level of damage. If the garage is minimally damaged, the applicant can repair the damage in the same location and a variance is not required. Most of the applicants prefer demolishing the garage and building a shed because garages are so expensive to build. He also stated that some of the applications for demolishing a garage, do not need to be scheduled for a hearing before the Zoning Board.

### Board of Education Presentation

**Daniel Carnicella President of the Board of Education** addressed the Planning Board saying that it has been a challenge for the Board of Education for two years to acquire the bike shop located next door to the middle school to expand the building. The need for the expansion is for the projection increase of 500 students entering the district within the next five years.

He stated that approximately two years ago, the district did an on-line registration for each student and the residents had to supply documentation to confirm residency in Nutley. Only six students could not prove residency.

**Dr. Julie Glazer, Superintendent of the Board of Education**, addressed the members of the Planning Board explaining that she is excited to speak regarding the potential construction project. In conjunction with the demographic report, the Board of Education has worked closely with the architect to develop a concept for the elementary schools, the middle school and the high school. All are working toward keeping the charm of the town and maintaining the value of the homes. She stated that there is an urgency regarding the capacity in the schools, but this urgency does not affect any of the fire codes.

She stated that the schools are already overcrowded which will continue to increase especially at the Yantacaw and Washington schools, which currently have trailers. Some new student registrants may be forced due to overcrowding to attend a different elementary school than the one that is in their neighborhood. A student that should be registered at Yantacaw school, may have to relocate to Spring Garden. This is an inconvenience for the parents who must drive to two different schools. The expansion at the middle school will have the capacity to move the sixth-grade classrooms to the middle school.

**Joseph A. Di Cara, Principal of DiCara Rubino Architects**, addressed the Planning Board saying that there is a decrease in the space due to the requirements of special education classes, full day kindergarten and an increased enrollment. Mr. DiCara recommended the moving of all the sixth grades to the middle school. The purchase of the bike shop will allow an additional twenty class rooms. There will be a new gymnasium in the rear of the building. This

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entire process will take approximately two summers to complete, and should be completed by the summer of 2020.

The renovation at the Yantacaw School will add six classrooms to both the left and right sides. The left side of the school will have an addition of a multipurpose room, an additional entrance into the building that can be closed at night when used by the Recreation Department. The building can be closed without going through the main entrance. On the right side, the plan includes a two-story addition to accommodate six class rooms. The administration area will be relocated and an additional entrance will be installed. These renovations will eliminate the need for any trailers.

The renovations at Washington School will be adding six classrooms on the right side of the building.

The Nutley High School will be adding a physical education area near the gym, adding a new media center in the front of the building between the music area and the front of the auditorium. Mr. DiCara looked at where the existing media center is located and determined that would be the perfect area for the four additional classrooms.

He stated that number of students that have increased is approximately 115% from 2005 – 2017. Washington School had 200 new student enrollments during the last two years and Yantacaw has an increase in student enrollments due to Cambridge Heights. There are currently 4100 students in the Town of Nutley.

### **Comments from the Public:**

The following people addressed the Board with their questions and concerns:

Phil Sainz, PS Optical  
Dr. Donna Pontorico, Chiropractic Center  
Michael Aldridge  
Carmen Alessio  
Jeana Rafanello  
Penny Landry  
Rory Moore

The meeting concluded at 9:21 p.m.

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

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