

Approved  
ALL  
4/18/17

**Township of Nutley  
Planning Board  
Meeting Minutes  
Wednesday, April 5, 2017**

A 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.

**ROLLCALL:**

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

**Meeting Minutes:**

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

**Resolution:**

Resolution for 134 Franklin Avenue and 21 Ravine Avenue Minor Subdivision was approved (Vote 7-0 with one abstaining) by the Board.

**Hearing Schedule:**

The 821 - 841 Main Street (Nutley address 1 River Road) application has been scheduled for May 3, 2017, subject to the review and report by the Board Engineer.

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.

**Invoices:**

An invoice for Debra Fontana for attendance and preparation of the March 1, 2017 Meeting Minutes was approved by the Board.

An invoice for Debra Fontana for attendance and preparation of notes at the February 15, 2017 Zoning Committee Meeting was approved by the Board.

An invoice for RPR Enterprises LLC for reimbursement of escrow fees for the property located at 11-15 Baltimore Street was approved by the Board.

An invoice for Cambridge Heights at Nutley for reimbursement of escrow fees for the property located at 1 Cambridge Heights was approved by the Board.

**Correspondence:**

Correspondence from Frank J. Rossi from Boswell Engineering to the Township of Nutley dated March 1, 2017 regarding the replacement of the Kingsland Road Bridge over the Third River was reviewed by the Board. Mr. Rossi stated that an application for a Flood Hazard Area Individual Permit and a Freshwater Wetlands General Permit, will be resubmitted to the NJDEP for the reconstruction of the bridge structure over the Third River.

No action is required by the Board.

**Zoning Committee - Recommendations for Changes As To  
Mixed Use Applications in All B Zones**

**Zoning Committee Members**

Philip McGovern, Chairperson  
Mark Arcuti  
Gerard Del Tufo  
Anthony Malifitano  
Lorraine Kucinski, Alternate

The Board discussed and agreed with the following recommendations from the Zoning Board Committee as to a Mixed Use Building, as changes for all B Zones to be submitted to the Board of Commissioners for their review:

1. First floor shall be for non-residential use only.

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2. Not less than 30% of the building's square footage shall be for non-residential use on the first floor.
3. Density shall be at no more than 35 dwelling units per acre allowing one dwelling unit per 1250 square feet of the lot size.
4. Not less than 30% of the residential dwelling units are to be one bedroom apartments. Studios are not permitted.
5. One bedroom dwelling units shall be a minimum of 650 square feet.
6. Two bedroom or more dwelling units shall be a minimum of 650 square feet, plus 250 feet for each additional bedroom over one.

The Code Enforcement Department was previously provided with a copy of the Zoning Committee's initial recommendations for their comments and/or changes. The Board will follow up with the Code Enforcement Department regarding the recommendations and seek comments, to be discussed at the next work shop session scheduled on April 19, 2017.

The meeting concluded at 8:12 p.m.

The next meeting is scheduled for Wednesday, April 19, 2017 at 7:00 p.m.

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