

Approved  
5/3/17  
RATC

**Township of Nutley  
Planning Board  
Meeting Minutes  
Wednesday, April 19, 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.

**Roll Call:**

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

**Meeting Minutes:**

Meeting Minutes for April 5, 2017 were approved by the Board.

**Invoices:**

An invoice for Debra Fontana for attendance and preparation of the April 5, 2017 Meeting Minutes was approved by the Board.

An invoice for Michael & Faith Bonchonsky for reimbursement of the balance of the escrow fees for the property located at 488-494 Prospect Street 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.

**Correspondence:**

Correspondence from Matthew J. Ward from the Hudson-Essex-Passaic Soil Conservation District to Andrew Lojek dated March 1, 2017, regarding the review of the soil erosion and sediment control plan pertaining to the Essex Co Gas Systems Maintenance Program 2017, was reviewed by the Board. Mr. Ward reports that the plan meets the standards for Soil Erosion and Sediment Control.

No action is required by the Board.

**Workshop Session**

**Recommended Amendments to the Board of Commissioners to  
the Mixed Use Buildings Current Definition (Section 700-3)  
Approved (Vote 8-0, with one abstaining)**

The Board discussed, and recommends the following amendments to the Mixed Use buildings current definition (Section 700-3) involving residential units in the B-1, B-2 and B-3 zones:

- (1) Residential density be set at 35 units per acre (1250 square feet per dwelling unit).
- (2) A minimum of not less than 50% of the square footage of the first floor space facing a street level sidewalk (determined by using the largest dimensions of the building's footprint from an aerial view) must be devoted to non-residential purposes allowed in the zone.
- (3) Residential dwelling units in mixed use buildings (above the first floor where none are allowed) are to be a mix of not more than 30% one bedroom dwelling units (no studio dwelling units are to be permitted), and 70% two bedroom or more dwelling units.
- (4) The minimum gross floor area for residential dwelling units in mixed use buildings shall be 850 square feet for one bedroom dwelling units and for two or more bedroom dwelling units 850 square feet, plus 250 square feet per bedroom dwelling unit above one bedroom.
- (5) Every room of 69 square feet or more (except one kitchen and one living/dining room) shall be considered as a bedroom regardless of building plan designations.
- (6) The Bulk Use Tables must be updated to reflect the recommendations when adopted.

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The recommended changes do not extend the mixed use residential buildings beyond the B-1 and B-3 zones, and define the parameters of the mixed use buildings in these zones. The Board recommended that “Mixed Use” be removed from the B-2 zone as “Residential Above Business” is permitted and has specific regulations which should be continued. The Board did not recommend any changes to mixed use buildings permitted in the B-3A and B-4 zones

The meeting concluded at 8:10 p.m.

The next meeting is scheduled for Wednesday, May 3, 2017 at 7:00 p.m.

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