

OK - BAK
6/21/17
Approved.

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, June 7, 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 - excused
Mr. Algieri - present
Mr. Del Tufo - present
Mr. Contella - present
Mr. Malfitano - present
Ms. Kucinski - present
Mr. Kozyra - present
Commissioner Evans - present
Mayor Scarpelli - excused
Mr. McGovern - Chairperson - excused

Meeting Minutes:

Meeting Minutes for May 3, 2017 were approved by the Board.

Invoices:

An invoice for Debra Fontana for attendance and preparation of the May 3, 2017 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, Inc. for professional services regarding the Hackensack University/Seton Hall Medical Center was approved by the Board.

Nutley Schools:

Plans were distributed to the Board that depicts the new security entry at the Washington School, and the additions and alterations at the High School, John Walker Middle School, Yantacaw School and Washington School. The Board will review the plans, and provide any comments and recommendations at the next scheduled meeting on June 21, 2017.

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.

Hearing Schedule:

The hearing for the Seton Hall Site Plan application (Kingsland Street Urban Renewal) has been scheduled for a Special Meeting on June 28, 2017.

567 Bloomfield 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. The Committee and the Board approved the minor subdivision, and signed Resolutions.

One River Road Hearing - Approved by the Board (Vote -7-0)

Michael J. Piromalli, Esq., Attorney for Applicant

Mr. Piromalli stated that the applicant/owner 432 Owners, Inc. proposes to construct a parking lot with 38 parking spaces with a three foot set back from the north side of the property with a retaining wall, relocate the guard house to be closer to the River Road entrance, provide a curb cut of approximately 65 feet, install lighting and make landscape improvements.

Sharon Conte, Property Manager

Ms. Conte testified that the property is owned by 432 Owners, Inc. She is the property manager, and oversees the operations of the property, and deals with any vendors, staff and shareholders concerns.

Ms. Conte stated that the complex was built in 1973. The factory that was located at the property since the 1900s had the same driveway entrance. She stated that in 1973 almost everyone living there owned only one car, and it was very easy to pull in and out of the parking lot. The parking lot currently has 700 spaces, and there is not enough room because most people now have one, two or sometimes three cars. There are 432 units and 1000 people that occupy the complex. There will be no units added to the property, and she confirmed that this application is only for additional parking spaces.

Brian A. Intindola from Neglia Engineering Associates, Applicant's Engineer

The current parking lot has 750 parking spaces, and is very difficult to enter and exit. The proposed plans will remove 17 old spaces, and add 38 new spaces for a new total of 771. The proposed curb cut at the River Road entrance is approximately 65 feet. He testified this

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.

proposed width is appropriate for the 400 plus residential units. The Applicant will also install a better security gate with a guard on duty when necessary. A resident of the property will enter the complex with a pass code, or call the guard for entrance into the complex. There will be no parking on the street. The Applicant will also relocate the guard house and while 24 trees will be removed, there will be new greenery added, with a replacement landscape plan subject to the approval of John Linson, Township Forrester. The revised plans are also subject to the approval of the Fire Department. There are currently two signs on the property, one of the signs will be removed while one of the existing signs will be moved to a landscaping bed on the property.

Public Comments on the Application:

There were no public comments as to the application. The Board voted unanimously to approve the application with variances, conditions and stipulations as placed on the record.

Other Public Comments

The meeting concluded at 7:51 p.m.

The next meeting is scheduled for Wednesday, June 21, 2017 at 7:00 p.m.

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.