

10/18/17
OK-SAK

**Township of Nutley
Planning Board
Meeting Minutes
Wednesday, October 4, 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:

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

Meeting Minutes:

Regular and Executive Session Meeting Minutes for September 20, 2017 were approved by the Board.

Invoices:

An invoice for Debra Fontana for attendance and preparation of the September 20, 2017 Meeting Minutes was approved by the Board.

An invoice for Pennoni Associates, Inc. for services through July 23, 2017 regarding the Seton Hall Medical School Site Plan Review 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 David Antonio, Supervising Planner from the County of Essex Department of Public Works addressed to the Board Secretary regarding a meeting conducted on September 12, 2017 approving the following changes on the plans for the property located at 1 River Road:

1. A permit is required from the Office of the County Engineer prior to beginning any work along River Road; and
2. All work within the County Road Right-of-Way shall be according to Essex County Standards.

No action needed by the Board.

**Site Plan Application
Parking, Streets and Roads at
Seton Hall Medical School**

Mr. Kozyra stated that the latest revised version of the Resolution has been circulated to the Board for their review. However, since the last meeting there have been discussions with the applicant concerning the parking and other issues with respect to the property. The applicant will probably seek an amendment to the Redevelopment Agreement on the Nutley side, which the Commissioners have already approved, but have not signed. The applicant will then seek to modify the existing site plan application so it will be consistent with the amended Redevelopment Agreement.

Mayor Scarpelli explained the amendment of the Redevelopment Agreement to the Board. Mayor Scarpelli stated that the main lot located on the site will have 467 permanent spaces, and an additional 55 permanent street parking spaces for a total of 522 permanent parking spaces. On the triangular piece on the property located in the front along Kingsland Avenue, there will be 196 temporary parking spaces. The temporary parking spaces will be relocated once the parking structure is built or any other parking becomes available on the Clifton side. If for some reason, and no one can anticipate the parking structure not being able to accommodate 196 parking spaces on the Clifton side, those 196 temporary parking spaces will be moved closer to the school where proposed green space is located.

Mr. Kozyra stated that this amendment will benefit Nutley. Since everyone is assuming the applicant will build the parking structure, a sufficient number of temporary parking spaces will be moved. If for some reason the applicant does not get the permission to build the parking structure, the applicant will have to relocate the temporary parking spaces to the green area. The

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applicant does not want to move the temporary parking spaces to the green area because it is inconsistent with the campus like setting that it is trying to achieve.

Mayor Scarpelli stated that this amendment benefits development on the Nutley side, and not just surface parking on the property which is something that was insisted on for over a year and a half.

Commissioner Evans said that this modification of the Redevelopment Agreement specifically incorporates these changes. It is acknowledged on the Clifton side and in the Clifton Redevelopment Agreement that the applicant does not have to negotiate to build the parking structure, they already have that right. Having the amendment in the Redevelopment Agreement is important because we all heard that this language was not included in the Redevelopment Agreement, and now it is.

He said that the second piece that is important for the amendment is that neither Seton Hall University or Hackensack Meridian Health wants to be in a position where they will have to go to their Boards to explain that they are giving up their campus. This will be an incentive on their part to conclude the deal which preserves a significant parcel of land on the Nutley side.

Mr. Kozyra stated that at the next meeting on October 18, 2017 the applicant will likely move to reopen to amend the application, re-notice the public and property owners, republish and provide a new set of plans which may not be that much different from the plans that the Board has already reviewed. The Board will be able to consider all testimony from the previous hearings, and can ask any questions regarding that testimony.

Public Comments:

No Public Comments.

The meeting concluded at 7:14 p.m.

The next meeting is scheduled for Wednesday, October 18, 2017 at 7:00 p.m.

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