

OK - BAC
4/20/16

Township of Nutley
Joint Meeting of the
Planning Board, Zoning Board
and Board of Commissioners

Meeting Minutes - Wednesday, March 16, 2016

A joint meeting of the Planning Board, Zoning Board and the Board of Commissioners 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 newspaper of the Nutley Sun on March 10, 2016.

ROLLCALL:

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

Meeting Minutes for March 2, 2016 was approved by the Board.

An invoice for Debra Fontana for attendance and preparation of the March 2, 2016 Meeting Minutes was approved by the Board.

An invoice for New Jersey Planning Officials dated February 10, 2016 representing the rescheduling fee for Lorraine Kucinski's training was approved by the Board.

Workshop session as to Food Establishments and Restaurant Definitions presented by Paul Ricci, Planner and David Berry, Zoning Official has been scheduled for April 6, 2016.

Joint Meeting with Zoning Board and Board of Commissioners

A chart showing the 2015 Zoning Board of Adjustment Case Review was distributed to the members of the Planning Board. The chart stated there was a total of 57 cases in 2015 (53 cases were granted, 3 were denied and 1 was dismissed).

Frank Graziano, Chairman of the Zoning Board addressed the members of the Planning Board and stated that there were three cases that were denied, and thirty cases that were approved with conditions. Mr. Graziano stated that there were many cases requesting curb cuts and widening of driveways. He stated that most of the homes within the town have only a single car width driveway and the town ordinance does not allow overnight parking in the street.

He also stated that in addition to the curb cuts and the widening of driveways, there were two garage conversion cases. In both cases, the existing garage could not fit a normal size car and the request involved converting the garage into a pool house that had electricity, but no plumbing. He also stated that when reviewing a case involving a demolition of a deteriorating garage, the condition of replacing the garage is on a case by case basis. He also stated there have been no negative comments or opposition from neighbors for a garage conversion and that the majority of the negative comments or opposition pertains to fencing cases.

Pat Intindola, Administrator of the Code Enforcement Department, addressed the members of the Board that there are two separate ordinances regarding the definition of a mixed use property and that the Planning and Zoning Board should make sure that the two ordinances are not mixed and matched between each other.

Comments from the Public

Suzanne Beadle, stated that she would like to know how many residents were granted a variance for parking in the front of their homes or an expansion of their driveway to the front of the house. Ms. Beadle feels that the amount of residents expanding their driveways has increased and that the expansion of a driveway is taking away the sidewalks.

Frank Graziano, Chairman of the Zoning Board, stated that there was only one case approved in 2015 for front yard parking.

Penny Landry, questioned the Board regarding the signage ordinance requirement on new construction. She also respectfully asked the Board not to approve the Dunkin Donuts on Franklin Avenue and Kingsland Avenue. She personally feels there are already a couple of Dunkin Donuts in the town, the intersection is extremely dangerous and it will take at least five or six lights to make a turn from Kingsland Avenue onto Franklin Avenue.

Thomas Evans, stated that the ordinance on signage on new construction is thirty days and that the signage does not have to be displayed for the entire project.

Pat Intindola, Administrator of the Code Enforcement Department, stated that the Dunkin Donuts is not permitted on Franklin Avenue and Kingsland Avenue. The resolution states a mixed use building but that the Dunkin Donuts is not retail and the Dunkin Donut will need to apply for a variance.

The meeting concluded at 7:46 p.m.

The next meeting is scheduled for Wednesday, April 6, 2016 at 7:00 p.m.