

Approved
8/3/22
BAK

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, July 6, 2022**

A public meeting of the Planning Board of the Township of Nutley was held. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun on December 9, 2021 and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive.

Roll Call

Ms. Hamilton – Excused
Mr. Malfitano – Present
Mr. Contella – Present
Mr. Kirk – Excused
Ms. Kucinski – Excused
Mr. Del Tufo, Secretary – Present
Mr. Arcuti, Vice Chair – Present
Mr. Smith – Present
Dr. Marchese - Present
Ms. Tangorra, Chair – Present
Mr. Kozyra – Present
Commissioner Tucci – Excused
Mayor Scarpelli - Present

Meeting Minutes

The Meeting Minutes for the June 16, 2022 meeting were accepted by the Board.

Communications/Bills

An invoice for Gail Santasieri in the amount of \$150.00, for her attendance at and preparation of the June 16, 2022 Meeting Minutes was approved by the Board.

Correspondence from Suburban Consulting Engineers, Inc., dated 6/22/22, regarding notification of an application submitted to the North Jersey District Water Supply Commission. No action is required by the Board.

Old Business

None

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.

New Business

Hearing (Continuation) – Final Major Subdivision 443 Harrison Street

Mr. Kozyra advised that counsel for the Applicant has requested an adjournment of the application until the first meeting in September. New plans and drawings will be provided before the new hearing date.

Resolution – 111 Ideation Way Modern Meadow Signage Application

The Resolution was accepted and signed by the Board.

Mr. Malfitano – Yes
Mr. Contella - Yes
Mr. Del Tufo – Yes
Mr. Arcuti - Yes
Mr. Smith – Yes
Dr. Marchese - Yes
Ms. Tangorra – Yes
Mayor Scarpelli – Yes

Hearing – Historical Landmark Application 401 Passaic Avenue

Dante Intindola appeared on behalf of the Historic Preservation Committee. He stated that the house is part of the Enclosure Historic District, which at one point was an artist colony, and is one of the oldest buildings built between 1825 and 1850. The house is situated in what was once the commercial center of Nutley and was used as the local office of the Nutley Water Company and PSE&G, a cleaning and dying business, and was eventually restored back to use as a single-family home which has been owned by the Van Steens for the last 60 years. Architecturally it is a vernacular building, has certain Greek revival elements, has two dormers in the main section of the house and one dormer in the addition that was put on by the current owners. It is one of the last buildings of its kind in its current location. Because most of the homes surrounding this property have been altered to the point that they are not visibly historic anymore, he feels that this home would be a good addition to the registry of landmark properties.

Jean Van Steen, the current owner of the property, addressed the Board and gave additional factual details and history about the property.

A motion was passed to approve the application:

Mr. Malfitano – Yes

Mr. Contella - Yes
Mr. Del Tufo – Yes
Mr. Arcuti - Yes
Mr. Smith – Yes
Dr. Marchese - Yes
Ms. Tangorra – Yes
Mayor Scarpelli – Yes

A motion was passed to approve the Resolution:

Mr. Malfitano – Yes
Mr. Contella - Yes
Mr. Del Tufo – Yes
Mr. Arcuti - Yes
Mr. Smith – Yes
Dr. Marchese - Yes
Ms. Tangorra – Yes
Mayor Scarpelli – Yes

Hearing – Historical Landmark Application UN Monument in Kingsland Park

John Simko appeared on behalf of the Historic Preservation Committee. He stated that the monument is a six-foot round venetian glass mosaic reproduction of the UN emblem. The Committee is only asking for the monument to be preserved as a landmark and not the park/garden area surrounding the monument. The statue was erected in 1961, designed by Ralph Myllar, and designed by a firm out of Jersey City called the House of Rambusch.

A question was asked if they are asking for the stone under the monument to be preserved and Mr. Simko responded that the monument itself cannot be separated from the stone base that it is attached to so both pieces would be preserved. Another question was asked about saving the land around the monument and Mr. Simko responded that this was the first non-building application submitted by the Committee, so they are not sure how to proceed. He also stated that there will be a need in the future to bring the larger garden area back. Someone asked if the entire area was maintained by the Nutley Parks Department and someone replied, “Yes.” It was asked if this designation would change that Parks Department responsibility as far as the maintenance of the base, and Mr. Simko replied, “No, it is protection so that the monument could not be destroyed if someone wanted to change the park.” Someone asked how big the original garden area was and Mr. Simko responded that it started at the bridge and went back to the peninsula.

Mayor Scarpelli asked if they wanted to amend the resolution to extend the area of designation and Mr. Kozyra said that they would need to know the exact measurement of the extension so it could be added to the resolution. Mr. Kozyra suggested that Mr. Simko get the exact dimensions

of the area they want protected, put it in writing and submit it to the Board. Once the Board gets that information, they can adapt the resolution. Mayor Scarpelli stated that the Parks Department has the final decision on the preserved area and suggested that the Board approve the application and then have future discussions with the Parks Department regarding expanding the dimension protection. Mr. Kozyra stated that the Board would have final approval to expand or lessen the area of protection, but Mayor Scarpelli said that the Preservation Ordinance provides it is up to the owner of the property, which is the Parks Department so he would suggest having discussions with them.

A motion was passed to approve the application:

Mr. Malfitano – Yes
Mr. Contella - Yes
Mr. Del Tufo – Yes
Mr. Arcuti - Yes
Mr. Smith – Yes
Dr. Marchese - Yes
Ms. Tangorra – Yes
Mayor Scarpelli – Yes

A motion was passed to approve the Resolution:

Mr. Malfitano – Yes
Mr. Contella - Yes
Mr. Del Tufo – Yes
Mr. Arcuti - Yes
Mr. Smith – Yes
Dr. Marchese - Yes
Ms. Tangorra – Yes
Mayor Scarpelli – Yes

**Resolution - Signage Application
111 Ideation Way (Modern Meadow)**

A motion was passed to approve the Resolution:

Mr. Malfitano – Yes
Mr. Contella - Abstained
Mr. Del Tufo – Yes
Mr. Arcuti - Yes
Mr. Smith – Yes
Dr. Marchese - Yes
Ms. Tangorra – Yes
Mayor Scarpelli – Yes

Mr. Kozyra stated that he has received paperwork from the Zoning Board regarding overnight parking on residential streets, which he will pass along to the Board once he has reviewed same.

Mayor Scarpelli stated that he would like to schedule discussions regarding vaping/recreational marijuana store ordinances.

Committee/Sub-Committee Reports

None

Public Comments

None

The meeting concluded at 7:45 p.m.

The next meeting is scheduled for Wednesday, August 3, 2022, at 7:00 p.m.