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**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, December 14, 2022**

A Special Meeting of the Planning Board of the Township of Nutley, Essex County, State of New Jersey will take place on **Wednesday, December 14, 2022, at 7:00 PM** to consider adoption of a proposed periodic Reexamination Report of the 2012 Master Plan of the Township of Nutley (the "Master Plan Reexamination") and such other business as may come before the Planning Board. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive, Nutley, New Jersey.

Roll Call

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

Meeting Minutes

The Meeting Minutes for the December 7, 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 December 7, 2022 Meeting Minutes was approved 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

Adoption of the Proposed 2022 Master Plan Reexamination Report

Paul Ricci was present to present/discuss the proposed 2022 Master Plan Reexamination Report. Some of the revised sections included redevelopment plans, zoning ordinances, i.e., residential/neighborhood characteristics, historic districts, IDA situations, flooding, redevelopment, etc. He said that there will probably be issues that may have to be revisited, but it is very comprehensive. Questions were raised about zoning ordinance changes, historic properties, redevelopment, and Section II of the Report's "Major Problems and Objectives". Mr. Ricci said the Report did not mention specific strategies because those are listed in the Master Plan and this Report is just an overview. Mr. Kozyra stressed that this is a reexamination of the 2012 Master Plan. It highlights issues that either exist, no longer exist, or exist in a different form and need to be addressed sometime in the future. It is just an outline for future issues to be brought before this Board.

A motion was passed to adopt the 2022 Master Plan Reexamination Report with the correction of misspellings and other non-substantive changes.

Ms. Hamilton – Yes
Mr. Malfitano – Yes
Mr. Contella – Yes
Ms. Kucinski - Yes
Mr. Del Tufo – Yes
Mr. Arcuti - Yes
Ms. Tangorra – Yes
Commissioner Tucci - Yes
Mayor Scarpelli – Yes

Committee/Sub-Committee Reports

None

Public Comments

None

The meeting concluded at 7:38 p.m.

The next meeting is scheduled for Wednesday, December 21, 2022, at 7:00 p.m. (rescheduled to January 4, 2023 at 7:00 P.M.)