

Approved
9/20/23
BAK

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, September 6, 2023**

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 8, 2022 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 – Excused
Mr. Contella – Present (**sat for Del Tufo**)
Ms. Kucinski – Excused
Mr. Del Tufo, Secretary – Excused
Mr. Arcuti, Vice Chair – Present
Mr. Smith – Present
Dr. Marchese – Present (**sat for Kucinski**)
Ms. Tangorra, Chair – Present
Mr. Kozyra – Present
Commissioner Tucci – Present
Mayor Scarpelli – Present

Meeting Minutes

The Meeting Minutes for the August 2, 2023 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 August 2, 2023 Meeting Minutes was approved by the Board.

Old Business

None

New Business

**111 Ideation Way – Hackensack Meridian Ambulatory Care, Inc.
Amended Preliminary/Final Major Site Plan Approval (Sign)**

The previous application has been withdrawn and a new hearing will be scheduled for some time in October, 2023, once all papers have been received.

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.

Clover Street – Continuation of Preliminary Major Subdivision

Tom DiBiasi, Esq., representing the applicant developer, restated his opening statement from the first half of the hearing at the last meeting. He wanted the Board to know that the pictures (exhibits) showing landscaping were not accurate as they are reflecting how the yards will look in three years.

Joseph Haines, Architect, Dassa Haines Architectural Group, 74 E. Passaic Avenue, Nutley, NJ. His credentials were accepted as an expert in his field of architecture. He stated that there will be four houses, with two different models with similar floor plans: Model A (end units) (2,840 sq. ft.) is a split level with a front porch, one-car garage, open first floor plan with a full bathroom, living and dining rooms, den/family room, back deck; on the second floor there will be four bedrooms, two full bathrooms and a laundry room, They will install all stainless steel, high end appliances. Model B (inner units) will not have a porch, the first floor rooms (including the garage) will be bigger, but it will have the same floor plan as Model A. He stated that the building materials to be used are: brick/vinyl siding or stone/vinyl siding, possible tin roofs. Both models will be 4 bedrooms/3 full baths. He worked with exhibits A4-A8.

Mayor Scarpelli asked if there was a set price range, and Mr. Haines replied, "Probably \$1 million."

Mr. Arcuti asked what the distance was from the backyards to the houses on the street behind, and Mr. Haines replied that the civil engineer would be better able to answer that question. Mr. Arcuti asked how accurate the renderings were for the materials to be used, and Mr. Haines replied that the choices will basically be left to the buyers. Mr. Arcuti asked about the access to the attic and what the head room will be, and Mr. Haines replied that there would be pull-down stairs and approximately 6 feet height with all mechanicals in the attic.

Commissioner Tucci asked what the distance is between the homes, and Mr. Haines responded that there is 6.3 feet on each side, they are large lots that will maximize the front and back yards.

David Fatina, Engineer, 15 Sunset Driver, Bernardsville, New Jersey. His credentials were again accepted as an expert in his field of engineering. He stated that he is to present the landscaping plan. With regard to the question about the back yard distance, he stated that it varies, 30-100 feet, depending on the lot. He stated that Ex. A6 is a rendering of the future look of the homes in the next 3 years regarding the landscaping. He stated that the red maple trees will be 3-3½ inch caliper when planted, in the backyard the arborvitaes when planted will be 5-6 feet high, all plantings will be deer resistant, low maintenance and perennials. Both he and Mr. Haines spoke about the technical variance that is needed for the one lot (far right property) that has a front yard setback that is too large.

Mr. Arcuti asked who owns the space between the future and existing homes on Clover Street and what is going to be put there, and Mr. Fatina replied that the space will be owned by whoever

purchases the corner properties. Commissioner Tucci asked if it will remain and open space and Mr. Fatina answered, "Yes."

Mayor Scarpelli asked if there was any public land that abuts the future cul-de-sac, and Mr. Fatina replied, "No."

Ms. Tangorra stated that houses on a cul-de-sac usually have a more fixed placement, and Mr. Fatina stated that they tried to radiate the houses around the cul-de-sac but the property does not allow that. Ms. Tangorra asked if the owners would be able to fence in their backyard, and Mr. Fatina replied, "Yes."

Mr. Contella asked how deep the lots are, and Mr. Fatina replied that they vary, with the shortest being 50 x 132 feet and the largest being almost 50 x 200 feet.

Commissioner Tucci asked if Clover Street is a wet area, and Mr. Fatina replied, "That it is not a wet area."

Mr. Arcuti asked if the drainage system would be maintained by the Town, and Mr. Fatina replied, "No, it will be maintained by the homeowners' association."

Paul Ricci stated that he prepared a report dated July 24, 2023. He spoke about the front yard setbacks and the variance that would be required, the depth and width of the oversized lots, road extension (that was talked about with Mr. Hay), landscaping, street lighting (which Mayor Scarpelli said will be left up to the Town's engineer).

Mr. Arcuti asked where the closest fire hydrant was located and Mr. Fatina said it was located at the end of Clover Street and that the fire department will have to make sure that it is a working hydrant.

There was a conversation about the building materials used for the future homes and Mr. DiBiasi stated that his clients have agreed to use Hardie plank siding rather than vinyl. Another conversation was started regarding the buyer's picking house colors. Mr. DiBiasi stated that his clients agreed to earth tone colors only. The Board agreed that there could be more flexibility to the coloring of the homes, but nothing too bold.

Mr. Kozyra stated the following stipulations would be added to the resolution: Hardie plank siding, neutral colors, design using the renderings that were proposed, compliance with the requirements of the Town engineer, forester and planner, use of the building footprints as presented, fire hydrant being operational, street lighting to be handled by the Town's engineer, payment of residential development fees, and establishing a homeowners' association. After a discussion regarding the house colors, that item was removed as a condition.

A motion was passed to approve the application, with the above stipulations:

Ms. Hamilton – Yes
Mr. Contella – Yes
Mr. Arcuti - Yes
Mr. Smith – Yes
Dr. Marchese – Yes
Ms. Tangorra, Chair – Yes
Commissioner Tucci - Yes
Mayor Scarpelli – Yes

Committee/Sub-Committee Reports

None

Public Comments

None

The meeting concluded at 8:00 p.m.

The next meeting is scheduled for Wednesday, September 20, 2023 at 7:00 p.m.