

Approved  
2/3/21  
BAK

**TOWNSHIP OF NUTLEY  
PLANNING BOARD MEETING MINUTES  
Wednesday, January 20, 2021**

A meeting of the Planning Board of the Township of Nutley was held via Zoom. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun on November 12, 2020 and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive.

**Roll Call**

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

**Meeting Minutes**

The Meeting Minutes for the January 6, 2021 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 January 6, 2021 Meeting Minutes was approved by the Board.

**Old Business**

None

**New Business**

Linda Hamilton was sworn in as a Member of the Board (Mayor's Designee).

The Joint Zoom Meeting has been scheduled for March 10, 2021. Mr. Kozyra will advise what other Boards will be attending.

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.

The Metro Boulevard Signage Hearing, originally scheduled for tonight, was adjourned to the February 3, 2021 meeting.

**Public Comments**

None

**Committee/Sub-Committee Reports**

215-17 High Street Minor Subdivision Application

Ms. Kucinski and Mr. Smith reported on the above subdivision application. Ms. Kucinski reported that it is a straight split down the middle of the property. There will be no moving of any landscape once the existing home is demolished. She stated that this is “very straightforward as far as we are concerned.” Ms. Tangorra asked if it conforms in every other respect and Ms. Kucinski replied “Yes.” Ms. Kucinski stated that she spoke to Mr. Berry about the building of the new homes and Mr. Berry told her that his only concern was making sure that they meet the approved number of feet for the setback distance (200 feet).

Mr. Arcuti made a motion to grant the recommendation of the minor subdivision.

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

Resolution for 215-17 High Street Subdivision

A motion was made to approve the Resolution (which Mr. Kozyra previously sent to each Member) for the 215-17 High Street minor subdivision.

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

Mayor Tucci asked Mr. Kozyra if he knew what the expected plans were for these properties and Mr. Kozyra answered that plans have not yet been provided but he believes that each property will have a one-family house built.

Mr. Malfitano had some questions about the Roche/On 3 subdivisions that the Board approved in the past. He is wondering what, if anything, has been done with those building/lots since some of the future plans are calling for more subdivisions and there are timeframes for those subdivisions. Mr. Kozyra stated that there is a 3 year time period on all approved site plans. He also stated that he would reach out again to Mr. Berry and ask if he would agree to provide the Board with a map of the completed and to-be-completed projects for the On 3 subdivisions.

Commissioner Scarpelli asked Mr. Kozyra if he would explain why a minor subdivision does not require a hearing. Mr. Kozyra explained that under Nutley's existing ordinance a minor subdivision can be sought without a hearing, if the subdivided lots do not require any variances or any changes to the use of the property. So if an applicant comes in and says he/she is drawing a line down the middle of a property to essentially create two equivalent lots that match the zone, in that situation there is nothing to object to because the law allows that type of lot. Therefore, there is no need for a hearing. The only question is, does the subdivision of the lot comply under the law. The Board gets a report and a survey from the code enforcement office, it gets reviewed and then it is up to the Board to independently review everything and agree.

The meeting concluded at 7:22 p.m.

The next meeting is scheduled for Wednesday, February 3, 2021 at 7:00 p.m.