

8/4/26 OK Approval
PAK

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, July 1, 2026**

A 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 November 21, 2025, and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive, Nutley, New Jersey.

Salute to the Flag

Roll Call

Mr. Malfitano – Excused
Mr. Del Tufo, Secretary – Present
Mr. Smith – Present
Ms. Tangorra, Vice Chair - Present
Dr. Marchese – Excused
Mr. Koribanick, Mayor's Designee – Excused
Commissioner Scarpelli – Present
Mr. Goitiandia - Present
Mayor Kelly – Present
Mr. Contella, Alternate – Present (sat for Koribanick)
Ms. Rempusheski, Present (sat for Malfitano)
Mr. Kozyra – Present
Mr. Arcuti, Chair - Present

Meeting Minutes

The Meeting Minutes for the July 17, 2026 meeting were approved by the Board.

Communications/Bills

An invoice for Gail Santasieri, in the amount of \$150.00 for her attendance at and preparation of the July 17, 2026 Meeting Minutes, was approved by the Board.

Scheduled Future Hearings

Continuation of the 536-544 Washington Avenue Preliminary/Final Major Site Plan Application is carried to August 5, 2026 at the request of Applicant's counsel (who waived all time constraints) due to new exhibits being provided too late for tonight's meeting. Additional exhibits were requested by a few Board Members, as well as having the Township's Forester available for the hearing.

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

Roche Townhouse Redevelopment Plan

Francis Reiner of FAR Planning did a PowerPoint presentation which outlined the report all Board Members have already received. He stated that this will be a three-step process with this being the second step (redevelopment plan adoption process); the first step was the investigation study, completed in February 2026, which was accepted by this Board as being an area in need of redevelopment without condemnation; and the third step will be a site plan application which will have to come before this Board. The Commissioners have the final say in this entire process.

This site was the former Hoffman LaRoche daycare facility, and it has been vacant for over 10 years. There are two existing two-story vacant buildings. There is a 5 – 6 foot gap between this property and the fence line of the neighboring single-family adjacent property; and at the end of the existing roadway there is a fence which fronts onto Windsor Place. He stated that the bulk standards that FAR implemented are looking to improve these conditions for the existing single-family residence.

The portions of the Redevelopment Plan that are critical in terms of what is addressed are: (1) the zoning allows for townhomes, open space, and parking; and (2) prohibited uses are any use not expressly stated as a permitted or accessory use, and accessory uses are listed in the redevelopment document as being customary and incidental to the permitted use.

The maximum number of units that are permitted as a part of the Redevelopment Plan would be 12 townhomes. The existing zoning (R1) does not allow 12 townhouses, but the Redevelopment Plan allows for up to 12. The maximum building height is 2.5 stories or 30 feet, which is the same as the R1 zoning. The minimum lot size is .75 acres where the R1 zone is 5,000 sq. feet. FAR is making it .75 acres to ensure that the project and the site plan application come in as a single site plan application. The maximum lot width is 72 feet and the R1 zone allows for 50 feet. The maximum building coverage proposed is 45% where the R1 zone is 35%, and the maximum impervious coverage is 75% where the R1 zone is 70%. He stressed that as a part of the Redevelopment Plan FAR has introduced requirements to meet the flood mitigation requirements of NJDEP, which will ensure that the post-construction flood mitigation runoff is better than the pre-construction. The Kingsland Street setback is set at 25 feet, which is what the R1 zone permits. The end of Windsor Place is actually a part of the Innovation Center redevelopment plan, so Windsor Place will become a dead end street with no through traffic. The setback to the residential properties is required to be 10 feet where the current R1 condition is 6 feet. The setback to non-residential properties is 5 feet where the R1 zone is 6 feet, but that does not impact any of the adjacent single-family residential areas. The interior roadway setback is 5 feet where the current condition is 6 inches. The Redevelopment Plan provides flood mitigation requirements, architectural design standards, sidewalk and streetscape standards, screening and fencing standards, and EV parking requirements.

He highlighted some statements in the Redevelopment Plan that FAR believes meet the criteria of the Master Plan:

- A. Preserve and maintain sound residential neighborhoods.
- B. Provide housing of various income levels and family compositions.
- C. Encourage good design and proper landscaping.
- D. Encourage stormwater management controls.
- E. Encourage development and the reuse of underutilized properties.
- F. Require infill development to be consistent and compatible with surrounding neighborhood,
- G. Encourage redevelopment in areas that rehab or improvement are necessary.

He feels that the Redevelopment Plan meets the State and County goals.

Numerous and various questions/comments were made by the following Board Members: Mr. Del Tufo, Ms. Rempusheski, Mr. Contella and Mr. Arcuti.

A motion was made and passed that the Roche Town Home Redevelopment Plan for Block 102, Lot 9 is determined to be consistent with the Township's Master Plan and recommended that the Commissioners adopt the Plan with the following conditions: (1) that the Plan follow the Settlement Agreement with the developer for age restriction; and (2) that the developer implement green infrastructure and sustainable technologies:

Mr. Del Tufo – Yes
Mr. Smith - Yes
Ms. Tangora - Yes
Commissioner Scarpelli – Yes
Mr. Goitiandia - Yes
Mayor Kelly – Yes
Mr. Contella – Yes
Ms. Rempusheski - Yes
Mr. Arcuti – Yes

Mr. Kozyra had resolutions prepared which were passed around for the Board's signatures.

Old Business

None

Workshop Issues

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.

Committee/Sub-Committee Reports

None

Counsel's Report

None

Online Attendees: 1

The meeting concluded at 7:51 p.m.

The next meeting is scheduled for Wednesday, August 5, 2026 at 7:00 p.m. at the Parks & Rec Building, Room 200 (second floor above the gym).