9/2/26
Approved
BAK

TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, August 5, 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 – Present
Mr. Del Tufo, Secretary – Present
Mr. Smith – Present
Ms. Tangorra, Vice Chair - Present
Dr. Marchese – Present
Mr. Koribanick, Mayor's Designee – Present
Commissioner Scarpelli – Excused
Mr. Goitiandia - Present
Mayor Kelly – Present
Mr. Contella, Alternate – Present **(sat for Commissioner Scarpelli)**
Ms. Rempusheski, Excused
Mr. Kozyra – Present
Mr. Arcuti, Chair - Present

Meeting Minutes

The Meeting Minutes for the July 1, 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 1, 2026 Meeting Minutes, was approved by the Board.

An invoice dated 7/2/26 from Klein Traffic Consulting, Inc., Invoice #063026-154000 in the amount of $1,540.00 for services provided at 536-544 Washington Avenue, was approved by the Board.

An invoice dated 8/3/26 from Klein Traffic Consulting, Inc., Invoice #080326-44000 in the amount of $440.00 for services provided at 536-544 Washington Avenue, was approved by the Board.

Scheduled Future Hearings

Continuation of the 536-544 Washington Avenue Preliminary/Final Major Site Plan Application is adjourned to September 2, 2026 at the request of Applicant's counsel (who waived all time constraints). The Chair wants the Applicant advised that all new exhibits have to be provided no later than August 17, 2026. He is also asking that the Applicant provide an exhibit showing the detailed changes they have made from the plans that were originally provided with comparisons shown on the final plans submitted for use at the hearing continuation.

New Business

None

Old Business

Regarding the Prohibited Use and other ordinance changes that were previously recommended to the BOC and introduced at their meeting, off-site parking to satisfy parking requirements will be prohibited, the second floor deck ordinance will be returned to its original wording and the noise ordinance was deferred because the Township needs to address the need for a certified Noise Officer..

Workshop Issues

Regarding the Master Plan, the Chair wants to set up a committee to start working through the Master Plan for future adoption.

Committee/Sub-Committee Reports

None

Counsel's Report

Mr. Kozyra suggested that the Board Members should look around Nutley and other communities to see if there is anything that should be added or changed in the Master Plan.

Online Attendees: 3

The meeting concluded at 7:19 p.m.

The next meeting is scheduled for Wednesday, September 2, 2026 at 7:00 p.m. at the Parks & Rec Building, Room 200 (second floor above the gym).

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.