Approved BAK 9/16/26

TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, September 2, 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 – Recused
Mr. Koribanick, Mayor's Designee – Present
Commissioner Scarpelli – Present
Mr. Goitiandia - Present
Mayor Kelly – Present
Mr. Contella, Alternate – Excused
Ms. Rempusheski, Present **(sat for Marchese)**
Mr. Kozyra – Present
Mr. Arcuti, Chair - Present

Meeting Minutes

The Meeting Minutes for the August 3 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 August 3, 2026 Meeting Minutes, was approved by the Board.

An invoice dated 7/30/26 from Pennoni Associates, Inc., Invoice #1334314 in the amount of $2,990.00 for professional services through 6/28/26 provided at 536-544 Washington Avenue, was approved by the Board.

An invoice dated 8/17/26 from Ostergaard Acoustical Assoc., Invoice #OAA-8172405 in the amount of $1,100.00 for professional services through 7/31/26 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 carried to September 16, 2026.

New Business

Continuation of
536-544 Washington Avenue Preliminary/Final Major Site Plan Application

Matthew Gilson, Esq., Murphy, Schiller & Wilkes LLP, appeared on behalf of the Applicant, Galaxy Invest, LLC.

Matthew Clark, Engineer, MCB Engineering Associates, 11 Furler Street, Totowa.

The following exhibits were entered into the record:

A9 - Alternate Site Plan, dated 7/19/26 – This shows the overall changes they made since the last hearing – removing the office on the second floor thereby reducing the building height to 19 ft., the first floor footprint has increased more than 2,000 sq. ft., the overall impervious area has been reduced by 862 sq. ft., parking has decreased from 28 spaces to 19 spaces, the loading dock has been shifted to the north end of the building approx.. 15 ft., the trash will now be located outside, the egress has increased with a curb cut of 2.9 ft., and the drive aisle in the front of the building has been removed.

Mr. Clark had another exhibit (Architect's Plan dated 8/20/26) but due to the fact that it was not received by the Board until the Monday before this hearing, leaving no time for Town experts to review it, the Applicant will be submitting this exhibit at the September 16th hearing.

Regarding the stormwater, he stated that they will be reducing the impervious area, the municipal code dictates that the DEP standards have to be met and they need to be concerned with the amount of water, the quality of the water and groundwater recharge. They plan to utilize green infrastructure techniques on the roof.

Numerous and various questions/comments were made by the following Board Members: Ms. Rempusheski, Mayor Kelly, Mr. Del Tufo, Mr. Malfitano, Mr. Kozyra, Mr. Arcuti and Ms. Tangorra.

The following residents had questions/comments: Mena Gaballah, 26 Wilmington Drive; Guy Dor, 130 Cambridge Drive; Marie Wissner, 100 Cambridge Drive, Dave Alper, 23 Wilmington Drive; Treish Joshi, 328 Wilshire Drive; Steven Gayol, 11 Howell Avenue; Rob Case, 302 Wilshire Drive; Marissa Benadetto; 308 Winthrop Drive; Analog Sharma, 412 Hartford Drive; ; Rachel Aronov, 322 Winthrop Drive; Lisa Goldfeder, 122 Cambridge Drive; Mona Wachtel, 133 Stratford Drive; Ken Sheehan, 338 Wilshire Drive; Vax Sanan, 484 Hartford Drive; Kenny

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Goldfeder, 122 Cambridge Drive; Sutaria, 419 Manchester Drive; and Al Sharma, 412 Hartford Drive.

Regarding the report from the Town's Arborist (John Linson), Mr. Clark stated that neither the Applicant nor he received a copy of that report and Mr. Gilson stated that the Applicant has agreed to comply with the landscaping ordinances. The Chair stated that the Arborist's report had a list of concerns and he was available tonight, via Zoom. Mr. Arcuti gave him a copy of the Arborist's Report.

John Linson, Township's Arborist. His report was dated June 17, 2026 and had the following concerns: (1) not all the trees that need to be removed are shown on the Applicant's plan, especially near the exit driveway; (2) streetscape could be more exciting; (3) the screening of the two-story frame dwelling (Lot 1502, Lot 11) is being reduced from 20 foot wide to a 6 foot wide buffer; (4) the existing screening to the east of the building could be supplemented; and (5) the wall that will be created on the south side of the building impinges on the existing evergreen screening. When asked what would be acceptable if the Applicant did not agree to keep the original size of the 20 foot buffer, he replied they could put larger trees in, but he would like the buffer to be either 12 ft. or 15 ft. wide with new, larger trees planted. The Chair asked Mr. Gilson if the Applicant would agree to Mr. Linson's suggestions and Mr. Gilson replied that he would have to speak with their experts. He further stated that they took the codes that were approved for the site and made a warehouse fitting those codes and ordinances. He did agree to work with the Arborist regarding the species of trees.

Numerous and various questions/comments were made by the following Board Members: Commissioner Scarpelli, Mayor Kelly and Ms. Rempusheski,

The following residents had questions/comments: Pankit Sitari, 419 Manchester Drive; Rob Case, 302 Wilshire Drive; Simone Hanke, 207 Regents Drive; Susan Rose, 343 Wilshire Drive; and Rachel Aronov, 322 Winthrop Drive.

Old Business

None

Workshop Issues

None

Committee/Sub-Committee Reports

None

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Counsel's Report

None

Online Attendees: 29

The meeting concluded at 9:30 p.m.

The next meeting is scheduled for Wednesday, September 16, 2026 at 7:00 p.m. at the Parks & Rec Building, Room 200 (second floor above the gym).

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