Township of Nutley
Zoning Board of Adjustment/Planning Board
Department Plan Review

PLEASE RETURN THIS FORM TO JESSICA LIEBOLD IN THE CODE ENFORCEMENT OFFICE WITHIN 10 DAYS OF RECEIPT OF PLANS

Docket Number: PB-26-00002

Department: **SHADE TREE/PARKS & REC** Date: **5/20/26**

Reviewing Official: **John Linson**



Address: **536-544 Washington Avenue**

Application: **Preliminary and Final Major Site Plan**
Proposed Use: Industrial/Warehouse/Office

At the request of the Township of Nutley Zoning Board of Adjustment/Planning Board, I have reviewed the following plans:

_____ I have no comments ***(reviewing official must sign below)***

✓ I have the following comments which should be considered before the Board of Adjustment/Planning Board ***(comments could be sent via email to jliebold@nutleynj.org)***

see attached memorandum

John Linson 6/17/26
Signature of Reviewing Official

Memorandum

To Nutley Township Planning Board
From John Linson, Forester
Re Comments on PB-26-0002
Date 6/17/26
c.c. Frank Di Mauro

I have a number of comments and concerns about this application.
Here they are in no particular order.

1 * the fence along the mutual property line with Mitrano Landscaping should provide screening.
2 * the two cut leaf Japanese maple trees should be preserved
3 * the proposed landscaping of (25) burning bush along the Washington Avenue frontage is insufficient
NJDEP recently listed burning bush as an invasive plant species and will soon be illegal to grow or sell in New Jersey.
The Washington Avenue Landscaping should be much more extensive and provide seasonal interest.
4 * the east border with Cambridge Heights has some existing gaps and some additional gaps will be created with this proposal.
Sizeable evergreens will be necessary to fill these gaps.

5. this proposal calls for the removal of the following trees:

36" diameter pin oak
9" " Honeylocust
15" " "
4" " dogwood
5" " "
* 6" " cedar
* 6" " "
* 15" " spruce
* Large clump sycamore
* 30" diameter norway maple
* 30" " Pin Oak
* 24" " sycamore
* 10" " spruce
* 6" x 12" " "
* 21" " Red Maple

Note: there is a 40" diameter Pin Oak not shown for removal, but threatened by the driveway re-orientation

6. My strongest objection to this application is the reduction of the existing 20' wide buffer to a 6' wide buffer in the south east corner of the property adjacent to Block 1502 Lot 11 (Gladys Monlinia).

The planting of (23) 6' tall Green Giant Arborvitae will not compensate for the loss of the (10) trees marked with an asterix in the previous comment.

It is my understanding that a 20' buffer between commercial and residential uses is required and I strongly object to the reduction of this buffer.

The side windows of Block 1502 Lot 11 will be totally exposed to the truck loading dock operations.