Approved
BAK 10/7/26

TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, September 16, 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 – Excused
Mr. Smith – Present
Ms. Tangorra, Vice Chair - Present
Dr. Marchese – Present
Mr. Koribanick, Mayor's Designee – Present
Commissioner Scarpelli – Present
Mr. Goitiandia - Present
Mayor Kelly – Present
Mr. Contella, Alternate – Present **(sat for Del Tufo)**
Ms. Rempusheski, Present
Mr. Kozyra – Present
Mr. Arcuti, Chair - Present

Meeting Minutes

The Meeting Minutes for the September 2, 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 September 2, 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 January 6, 2027.

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

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, and asked the Board for an adjournment waiving all time constraints so that the Applicant could take the comments from the Board and residents at the last meeting (*i.e.*, increasing the buffer size, etc.) and submit new plans. The Chair set the next hearing date for January 6, 2027. Any new submissions from the Applicant will be due by December 15, 2026. Mr. Gilson indicated that the Applicant would serve new notices as to the application.

Several Board Members made suggestions and comments as to the Applicant's future submissions: Mr. Malfitano, Mayor Kelly, Ms. Rempusheski.

The following residents had questions/comments: Suzana Ick, 529 Coventry Drive; Marissa Benedetto, 308 Winthrop Drive; Mona Wachtel, 133 Stratford Drive; Lioness Williams, 468 Hartford Drive; Laura Valenti, 64 Plymouth Road; Sal Contractor, 309 Winthrop Drive; Patrick Chow, 20 Wilmington Drive; Lucy Agostini, 280 Walnut Street; Simone Henke, 207 Regents Drive; Ines Ptaszyski, 119 Cambridge Drive.

Old Business

Regarding the list of prohibited uses and other ordinance changes that was sent up to the BOC, the Chair stated that he has heard that an accessory dwelling bill is moving forward very quickly and he is recommending that the BOC take a close look at that issue to see if pending Board recommendations could be adopted.

Workshop Issues

Mr. Kozyra suggested that the next meeting (10/7/26) be a workshop session as there are no hearings scheduled. The Chair agreed.

Committee/Sub-Committee Reports

None

Counsel's Report

Mr. Kozyra would like to go over some of the legal issues that this Board faces and how to weigh them accordingly.

Online Attendees: 10

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The meeting concluded at 8:05 p.m.

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

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