10/21/26
Approved
DAM

TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, October 7, 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 – Excused
Ms. Tangorra, Vice Chair - Present
Dr. Marchese – Excused
Mr. Koribanick, Mayor's Designee – Present
Commissioner Scarpelli – Present
Mr. Goitiandia - Present
Mayor Kelly – Present
Mr. Contella, Alternate – Present **(sat for Smith)**
Ms. Rempusheski, Present **(sat for Malfitano)**
Mr. Kozyra – Present
Mr. Arcuti, Chair - Present

Meeting Minutes

The Meeting Minutes for the September 16, 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 16, 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 Chair reported that no new documentation has been received by the Township from the Applicant.

New Business

The proposed 2027 Meeting Schedule was approved.

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.

Old Business

None

Workshop Issues

Regarding the current vegetation buffer between commercial and residential properties, the Board agreed to increase the buffer from 6 ft. to 15 ft. based on discussion with the Township Arborist. It was unanimously passed that this ordinance change be sent to the BOC for consideration. Mr. Kozyra stated that he would be notifying the appropriate parties forthwith.

Mr. Del Tufo – Yes
Ms. Tangora – Yes
Mr. Koribanick - Yes
Commissioner Scarpelli – Yes
Mr. Goitiandia - Yes
Mr. Contella – Yes
Ms. Rempusheski - Yes
Mr. Arcuti – Yes

Mr. Arcuti raised an issue from the Zoning Board regarding property disturbance when an addition is being added to a building. The Zoning Board had suggested that a sliding scale be set to have the property owners do some kind of mitigation. Mr. Arcuti said that he spoke with Mr. DeGennaro from Pennoni who stated that he would be able to put something together and would make himself available for the next Workshop Meeting, October 21, 2026.

Committee/Sub-Committee Reports

None

Counsel's Report

Mr. Kozyra stated that he has received a request about an application from the ShopRite on Franklin Avenue to have a liquor store added back on the property. He will send the paperwork to the Board members/experts for their review. A tentative hearing date was set for November 4, 2026.

Public Comments

Comments/questions were made by the following residents: Dr. Bill Ronzitti, 16 Wilmington Drive; Deb Alper, 23 Wilmington Drive;

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.

The Chair announced that the Board would not consider any comments or questions about the pending Galaxy application at 536-544 Washington Avenue.

Online Attendees: 2

The meeting concluded at 7:30 p.m.

The next meeting is scheduled for Wednesday, October 21, 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.