

NUTLEY PLANNING BOARD

Meeting Date: November 6, 2025

Meeting Place: Commission Chambers Town Hall

Meeting Time: 7:00 PM

MEETING AGENDA

1. The Pledge of Allegiance
2. Meeting Call to Order / Roll Call & Attendance
3. Announcement of Compliance with Open Public Meetings Act
4. Approval of Minutes of Previous Meeting(s)
5. Communications and Bills
6. New Business:

Executive Session - Legal advice and instruction on matters subject to the attorney-client privilege.
7. Memorialization of Resolutions from Previous Meeting:

Resolution - PB Nutclif Master, LLC/Roche Innovation Center - Preliminary and Final Major Site Plan Application for 41-47, 44-50 & 54 Windsor Place and 340, 430, 434, and 438 Kingsland Street (Proposed to be known as One Molecular Drive)
8. Tonight's Application/Hearing/Presentation Scheduled:

(Continuation) PB Nutclif Master, LLC – Preliminary and Final Major Site Plan Application for 233, 237, 299, and 447 Kingsland Street (collectively referred to in this application as 275 Kingsland Street)

(Continuation) Franklin Avenue Redevelopment and Rehabilitation Area Application – Nutley Town Center Redevelopers Urban Renewal Entity, LLC
9. Old Business:

Review Status of Prohibited Uses and Definitions Submitted to the Board of Commissioners
10. Scheduled Future Hearing (Public Session):

(Continuation) Franklin Avenue Redevelopment and Rehabilitation Area Application – Nutley Town Center Redevelopers Urban Renewal Entity, LLC scheduled for Special Meeting on November 12, 2025.
11. Workshop Issues (Public Session): None
12. Committee and Subcommittee Reports
13. Public Comments on Agenda Items Only: (3 Minutes)
14. Counsel's Report to the Planning Board
15. Adjournment

**NEXT PUBLIC MEETING: Special Meeting - November 12, 2025, at 7:00 PM
(In Commission Chambers)**

NOTE: NO APPLICATIONS WILL BE HEARD AFTER 10:00 P.M. AND NO NEW TESTIMONY WILL BE HEARD BY THE BOARD AFTER 10:00 P.M.

This agenda is prepared for internal information purposes for use by the Nutley Planning Board and does not limit or restrict the Board from adding to or removing from the actual schedule any matters as it may deem appropriate consistent with the Open Public Meetings Act and the Municipal Land Use Law. Please consult published notices in the Nutley Sun or other Official Township newspapers for further information and detail concerning applications, hearings and other agenda items.