



# Preliminary Investigation of an Area in Need of Redevelopment (Non-condemnation)

Block 102, Lot 9 (300 Kingsland Street)

TOWNSHIP OF NUTLEY  
ESSEX COUNTY, NEW JERSEY

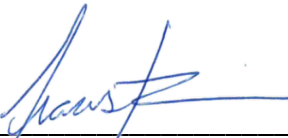
February 2026

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Date: February 2026



## ACKNOWLEDGEMENTS

### Board of Commissioners

Mayor John V. Kelly III  
 Commissioner Thomas J. Evans  
 Commissioner Alphonse Petracco  
 Commissioner Dr. Joseph P. Scarpelli  
 Commissioner Mauro G. Tucci

### Township of Nutley

Eleni Pettas, RMC, CMC- Municipal Clerk  
 Ceci Tramontana, RMC - Deputy Municipal Clerk

### Planning Board

Mark Arcuti - Chairperson  
 Carol Tangorra - Vice Chairwoman  
 Gerard DelTufo - Secretary  
 Lorraine Kucinski  
 Anthony Malfitano  
 Walter Smith  
 Frank Contella  
 Dr. Lorenzo Marchese  
 John V. Kelly, III - Mayor  
 Dr. Joseph P. Scarpelli, Commissioner  
 Kathy Rempusheski  
 Michael Koribanick, Mayor Designee

### Land Use Board Professionals

Barry Kozyra Esq. - Board Attorney  
 Paul Ricci PP - Board Planner  
 Gail Santasieri - Secretary



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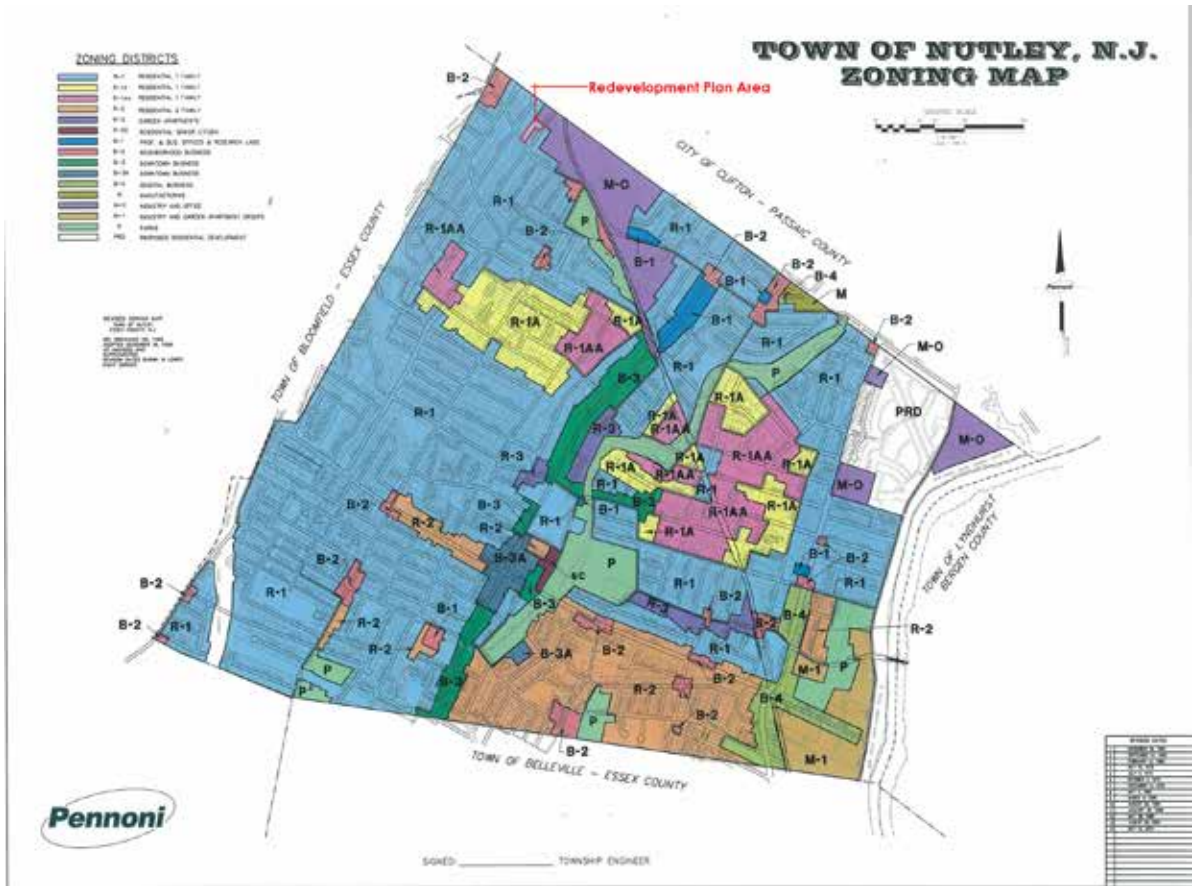
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**A. PURPOSE:**

The purpose of this report is to determine whether the property, known as 300 Kingsland Street (Block 102 Lot 9) (the “Study Area”), qualifies as an “area in need of redevelopment” without condemnation as defined in the Local Redevelopment and Housing Law N.J.S.A. 40A:12-1 et seq (LRHL).

**B. INTRODUCTION:**

This report is written pursuant to Section 6 of the LRHL, which provides the following:

- No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L 1992/c.79 (C.40A:12A-5).
- The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined or not be determined, by the municipal governing body to be a redevelopment area.
- After receiving the recommendation of the Planning Board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

In Resolution #272-25 adopted on October 6th, 2025, the Board of Commissioners for the Township of Nutley authorized the Planning Board to undertake an investigation to determine whether the Study Area qualifies as a non-condemnation area in need of redevelopment pursuant to the LRHL.

The Redevelopment Study Area Map (see Map 2) constitutes a “map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein.” This report serves as the “statement setting forth the basis for the investigation” which is required by Section 6(b) of the LRHL (N.J.S.A. 40A: 12A-6).

**C. AREA OF INVESTIGATION OVERVIEW / CONTEXT AND ZONING:**

The redevelopment area consists Block 102 Lot 9 (300 Kingsland Street) located in the R-1 Residential Family Zone. The property is located on Kingsland Street and Windsor Place.

**§ 700-9 Permitted uses in R-1 Zoning District.**

The following uses are permitted in the R-1 Zoning District:

- A. Single-family dwellings, not to exceed one dwelling unit on each lot. No other principal use is permitted on the same lot with a single-family dwelling. Each single-family dwelling shall have two parking spaces, at least one of which is in a garage.
- B. Home occupation and home professions, Categories A (on any floor) and B (on first floor only), provided that:

- (1) Space. The space occupied by a home occupation or profession in a dwelling may not exceed an area equal to  $\frac{1}{3}$  of the area of the first floor of the building.
- (2) Nameplate. No commercial display or advertising is permitted except a nameplate as permitted in Article XII.
- C. A one-story private automobile garage housing no more than three motor vehicles as an accessory building or attached to the dwelling structure is required.
- D. A noncommercial swimming pool as an accessory use, subject to the following:
  - (1) The pool shall be located on the rear 50% of the lot and in no case closer to a street line than 50 feet.
  - (2) The pool shall be no closer than eight feet to any side or rear lot line; or nearer to the side street line of a corner lot than the main building on the lot; or if the abutting lot to the rear faces said street line, then the distance equal to the depth of the front yard required on said lot to the rear. However, in no case shall a swimming pool on a corner lot be required to be set back more than 25 feet from a side street.
  - (3) An approved fence at least four feet high shall surround such a structure and shall contain a gate capable of being securely fastened and locked by the owner, except that above grade pools shall be exempt from this section if it complies with applicable state codes.
  - (4) Before issuing a construction permit, the Construction Official shall consult the Township Health Office to ascertain that the plans submitted will not result in construction detrimental to the health of the community.
  - (5) Application for a construction permit shall include three sets of plans and specifications or proper descriptive brochures, together with a site plan, drawn to scale, showing the entire lot upon which the pool is proposed to be constructed, including elevations, and shall show the location of any overhead electrical conductors in the pool area. Plans shall also include information sufficient to indicate the means for water disposal and maintaining the pool in a generally sanitary condition.
  - (6) All pumps, heaters and filtration systems shall be kept at a maximum distance from all property lines and shall be at least four feet from any property line.
  - (7) All outside lights for illumination of the pool and the area devoted to the pool shall be so installed and maintained as to eliminate glare and to prevent annoyance to occupants of adjoining premises.
  - (8) All electrical wiring for lights and power in connection with swimming pools shall be installed in strict accordance with the requirements of the National Electrical Code.
  - (9) The swimming pool and surrounding area shall comply with standard state codes and all other applicable codes.
- E. Home occupations and home professions during national emergencies.
  - (1) If, as a result of any national emergency, any resident engaged in a home profession or home

occupation is ordered by the government of the United States or the government of the State of New Jersey or any of their various political subdivisions, departments or agencies to actively serve the United States of America and as a result thereof such individual finds it necessary to leave his occupation or profession, then, notwithstanding the definitional language contained in § 700-3, said residents may locate and hire another or others as are necessary to adequately cover and maintain the profession or occupation in his absence, provided a certificate of change of occupancy is obtained by said resident.

- (2) In addition to the period of time the resident is actively serving the United States of America, the individual or individuals who are covering and maintaining the occupation or profession may assist him during transition periods immediately prior to his departure and immediately subsequent to his return. These periods shall be sufficient to ensure an adequate transfer of information and to maintain the occupation or profession in a businesslike manner, not to exceed 90 days.

700 Attachment 2

Township of Nutley

Schedule of Regulations as to Bulk, Height and Other Requirements Residential Districts

District	Type of Use	Minimum Lot Size				Minimum Yard Dimensions				Maximum Height		Maximum Lot Coverage (percent)	Surface Coverage Maximum Impervious Coverage (percent)
		Area (square feet)	Width (square feet)	Depth (feet)	Per Dwelling Unit (square feet)	Front <sup>2</sup> (feet)	Rear (feet)	1 Side (feet)	Side Other (feet)	Stories	Feet		
R-1A	1-family dwelling												
	Interior	6,500	60	100	6,500	25	30	8	10	2.5	30	35%	65%
	Corner	6,500	60	100	6,500	25	30	8	25 <sup>1</sup>	2.5	30	35%	65%
R-1AA	1-family dwelling												
	Interior	7,000	70	100	7,000	25	30	8	10	2.5	30	35%	60%
	Corner	7,000	70	100	7,000	25	30	8	25 <sup>1</sup>	2.5	30	35%	60%
R-1	1-family dwelling												
	Interior	5,000	50	100	5,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,000	60	100	6,000	25	30	6	25 <sup>1</sup>	2.5	30	35%	70%
R-2	1-family dwelling												
	Interior	5,000	50	100	5,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,000	60	100	6,000	25	30	6	25 <sup>1</sup>	2.5	30	35%	70%
	2-family dwelling												
	Interior	6,000	60	100	3,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,500	65	100	3,250	25	30	6	25 <sup>1</sup>	2.5	30	35%	70%

**D. LRHL BACKGROUND**

In 1992, the New Jersey Legislature enacted the statute which consolidated the State’s various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this statute rescinded a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities.

The LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

*“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”*

The LRHL provides the statutory authority for municipalities to engage in redevelopment activities, including the designation, adoption and implementation of properties. The LRHL allows areas that meet the criteria to include zoning and other incentives to assist in the redevelopment or rehabilitation of those areas.

**E. STATUTORY CRITERIA FOR AN “AREA IN NEED OF REDEVELOPMENT” DESIGNATION:**

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL. This statute grants the governing body of a municipality the power to authorize the municipality’s planning board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area.

A “delineated area” may be determined to be in need of redevelopment only if, after an investigation by the planning board and a public hearing for which notice has been given, it is found the area meets one or more of the following criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to

be developed through the instrumentality of private capital.

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or other improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In regard to the “h” criterion, there are ten (10) principles of smart growth. These principles are established as follows:

1. Mix of land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choice
4. Create walkable neighborhoods

5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development toward existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

The statute defines redevelopment to include: “clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan.”

Additionally, a redevelopment area “may include lands, buildings or improvements which of themselves are not detrimental to the public health safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part”. (See N.J.S.A. 40A:12A-3)



Property Use: Vacant

Property Acreage:  
Lot 9: 0.888 ac

Zone District:  
R-1 District

**PROPERTY VALUES:**

According to the Tax Assessor’s records, the assessed value for the properties in the Study Area are as follows:

<u>Block and Lot</u>	<u>Land Value</u>	<u>Improvements</u>	<u>Total</u>
Bl: 102 L:9	\$ 502,900	\$ 1,277,800	\$ 1,780,700

**PROPERTY DESCRIPTION:**

The subject property includes two, two story buildings attached with a one story corridor, which were used as a day care facility for the former Hoffman-La Roche campus. The property includes ancillary outdoor playground areas consistent with a day care facility with ancillary parking and storage sheds. There is a single driveway that connects Kingsland Street on one side of the property to Windsor Place on the other side of the property and the property grades from Kingsland Street at the high point sloping down toward Windsor Place. At the rear of the property there is a significant change in grade between the subject property and the adjacent property to the north, which was approved as the Roche Innovation Center. The Hoffman La Roche campus ceased operations in December 2013 and was sold in 2016 to the current owners.

The existing buildings, which are located along the north west property line, abut single family residences. Along that property line, the setback appears to be less than 5 feet as depicted in the site photos within this report. Along the south eastern property line the access driveway that connects Kingsland Street to Windsor Place is located within a couple of feet of the property line, also depicted in the site photos. Single family residences that front Windsor Place back up onto the property along the southeast boundary of the property.

The buildings have been vacant for multiple years as verified by the current property owner. In addition the closure

of the former Hoffman La-Roche facilities in 2013 is consistent with information provided by the current property owner regarding the vacancy of the buildings on the property. In addition, Google aerials from show vehicles in the parking lots in 2014, and 2016. Aerials from 2018, 2020, 2022 and 2024 show no vehicles in the parking areas, which is consistent with this time line.

Multiple site visits were conducted as part of this investigation study including a walk through of the interior portions of the building on October 9th, 2025. Based those observations, the building as well as exterior improvements were found to be in varying states of disrepair as noted herein and as depicted in the site photos within this report. The ADA ramp along with the retaining walls are deteriorating. In interior of the building is filled with storage boxes and plans. The facade shows deterioration along the siding and windows in various locations and there are signs of water damage and infiltration within the building, which is likely the result of a deteriorating roof. In addition, the building does not appear to have an elevator even though it includes two levels.

**REDEVELOPMENT DESIGNATION AND REASONING:**

The conditions in the Study Area satisfy the following criterion as an area in need of redevelopment under criterion 'a' and 'b' based on the following:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings



Image 1: Former day care building closest to Kingsland Street



Image 2: View of drive and both former day care buildings.



Image 3: View western property line next to adjacent single family residential uses.

for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

**CONCLUSION:**

Based on the conditions outlined in this report, which includes the discontinuance of the use of the buildings as a commercial purpose for more than two consecutive years meets criterion 'b'. As indicated by the current owner and supported by the fact Hoffman La Roche sold the property in 2016, the former day care buildings, which provided day care facilities for the former Hoffman La Roche employees has been vacant for more than two consecutive years. In addition, Google Map aerials show vehicles on the site in 2010 and 2012 but not in 2016, 2018, 2020 or 2024, which is consistent with the closure of the former Hoffman La Roche facility as well as information provided by the current property owners. Based on this information, it is the opinion of this report the property meets the statutory criterion 'b'.

In addition, the buildings and grounds are in a state of disrepair as evidenced by the deterioration of the exterior walls, ramps, playground areas and equipment as well as damage to existing windows and exterior facades along with interior deterioration as evidenced by water penetration within the building create a state of disrepair that is untenable. Further, site conditions including rotting walls, missing fencing, deteriorating parking and asphalt areas as well as substandard conditions in the former playground areas create conditions that are substandard, unsafe and dilapidated as to be conducive to unwholesome working conditions, which meet criterion 'a'.

It is the opinion of this report the property meets both criterion 'a' and 'b' and should be designated as an area in need of redevelopment without condemnation.



**Aerial 1:** 2010 Google Maps showing vehicles parked in the surface lot for the day care use.



**Aerial 2:** 2012 Google Maps showing vehicles parked in the surface lot for the day care use.



**Aerial 3:** 2016 Google Maps showing no vehicles parked in the surface lot of the former day care use.



**Aerial 4:** 2018 Google Maps showing no vehicles parked in the surface lot of the former day care use.



**Aerial 5:** 2020 Google Maps showing no vehicles parked in the surface lot of the former day care use.



**Aerial 6:** 2024 Google Maps showing no vehicles parked in the surface lot of the former day care use.



**Image 4:** Existing railing and wood retaining wall with rotting boards along sidewalk.



**Image 5:** Existing railing and wood retaining wall with rotting boards along sidewalk.



**Image 6:** Existing railing and wood planks and wall with rotting boards along sidewalk.



**Image 7:** Existing railing with cracking and damage.



**Image 8:** Interior former day care with water damage to ceiling tiles



**Image 9:** Close up of water damage of ceiling tiles.



**Image 10:** Close up of water damage of ceiling tiles.



**Image 11:** Existing vacant former day care interior room.



**Image 12:** Existing vacant former day care interior room.



**Image 13:** Existing vacant former day care interior room.



**Image 14:** Existing vacant former day care interior room.



**Image 15:** Existing vacant former day care bathroom.

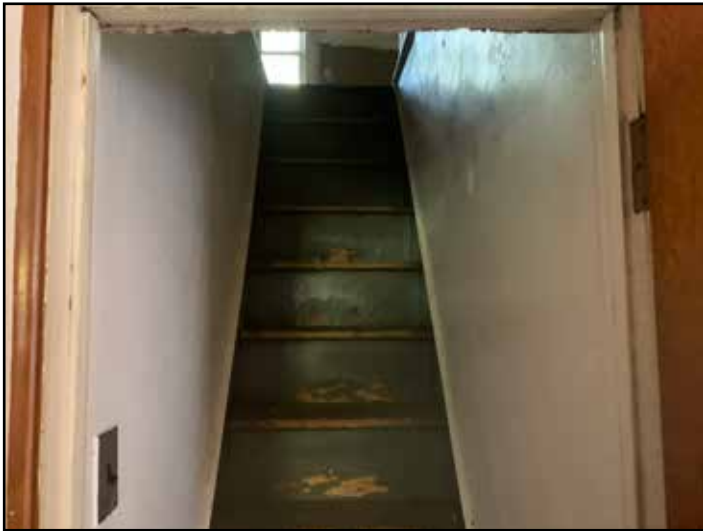


Image 16: Narrow and steep stairs to the attic area.



Image 17: Attic area



Image 18: Roof of one story portion of the former day care.



Image 19: Existing hallway.



Image 20: Children's bathrooms



Image 21: Kitchen area.



Image 22: Existing bathroom



Image 23: Hallway and classroom area.



Image 24: Former classroom area.



Image 25: One story hallway connecting the two buildings.



Image 26: Former classroom used for storage.



Image 27: Former classroom used for storage.



Image 28: Former classroom used for storage.



Image 29: Former classroom used for storage.



Image 30: Bathroom area.



Image 31: Former classroom used for storage.



Image 32: Former classroom used for storage.



Image 33: Kitchen located in second building.



Image 34: Former office area.



Image 35: Second floor transition area between classrooms.



Image 36: Second level ceiling with painted repairs.



Image 37: Second level former classroom.



Image 38: View of former playground between buildings.



Image 39: View of metal stairs (egrees) from second floor to the former playground area.



Image 40: Second level former classroom.



Image 41: Bathroom area.



Image 42: View of playground area along the north west portion of the property.



Image 43: View of playground area along the north west portion of the property.



Image 44: View of side of the building facing north.



Image 45: View of side of the building facing south.



**Image 46:** View of roof with shingles in need of repair / replacement.



**Image 47:** View of roof with shingles in need of repair / replacement.



**Image 48:** View former playground area.



**Image 49:** View of stairs (egress) from second level of the second building.



**Image 50:** View of driveway looking toward Kingsland Street



**Image 51:** View of damaged fencing along former playground area.



**Image 52:** View of driveway apron with damage at Windsor Place entrance.



**Image 53:** View from Windsor Place toward the former playground area.



**Image 54:** View along northern property line showing grades



**Image 55:** View of damaged formering playground area.



**Image 56:** View of damaged formering playground area.



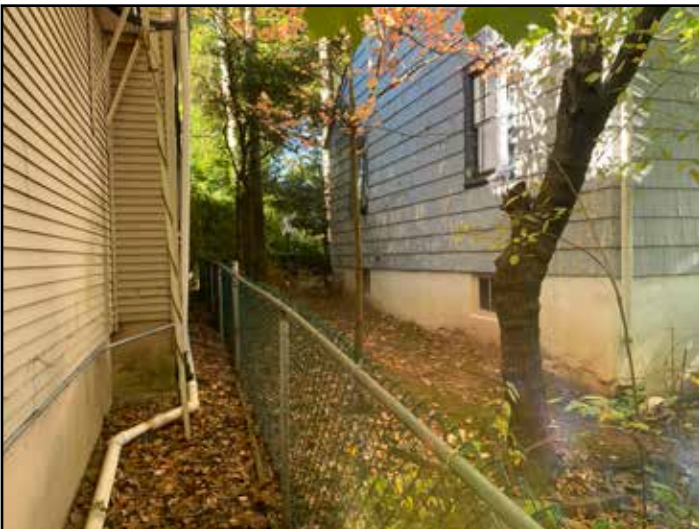
**Image 57:** View of damaged formering playground area with missing fence.



**Image 58:** View western property line next to adjacent single family residential uses.



**Image 59:** View western property line next to adjacent single family residential uses.



**Image 60:** View western property line next to adjacent single family residential uses.



**Image 61:** View western property line next to adjacent single family residential uses.



**Image 62:** View of damaged and molded window and siding.

# APPENDICES

# APPENDIX 1

## Resolution

**BOARD OF COMMISSIONERS**  
TOWNSHIP OF NUTLEY, NEW JERSEY

**Resolution**

*Introduced by:* Mayor John V. Kelly III on Behalf of the Board of Commissioners  
 Date: October 6, 2025  
 Read by Deputy Mayor Thomas J. Evans

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*Seconded by:* Commissioner Mauro G. Tucci  
 No. 272-25

**A RESOLUTION OF THE BOARD OF COMMISSIONERS AUTHORIZING THE PLANNING BOARD OF THE TOWNSHIP OF NUTLEY TO CONDUCT A PRELIMINARY INVESTIGATION OF CERTAIN PROPERTY WITHIN THE TOWNSHIP FOR POTENTIAL REDEVELOPMENT**

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Board of Commissioners of the Township of Nutley (the “Board of Commissioners”) considers it to be in the best interest of the Township of Nutley (the “Township”) to have the Township Planning Board (the “Planning Board”) conduct such an investigation of an area consisting of certain properties located in the Township, which properties are identified as Block 102, Lot 9 on the official Tax Map of the Township of Nutley (collectively, the “Property”); and

**WHEREAS**, the Township believes the Property is potentially valuable for contributing to, serving, and protecting the public health, safety and welfare and for the promotion of smart growth within the Township; and

**WHEREAS**, the preliminary investigation will be designed to evaluate the area to determine whether designation of the Property a non-condemnation “area in need of redevelopment” is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, subject to the results of the preliminary investigation, the redevelopment area determination, if so made by the Board of Commissioners, shall authorize the Township to use all those powers under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., except that such determination shall not permit the Township to exercise the power of eminent domain to acquire all or any portion of the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Township of Nutley that:

1. The Planning Board of the Township is hereby directed to conduct a preliminary investigation to determine whether the aforementioned Property, constitute a non-

condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5;

2. The Planning Board of the Township is hereby directed to study the area known as Block 102, Lot 9 on the official Tax Map of the Township of Nutley to develop a map reflecting the boundaries of such proposed non-condemnation redevelopment area, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6, and to draft a report and Resolution to the Board of Commissioners containing its findings; and
3. The results of such preliminary investigation shall be submitted to the Board of Commissioners for review and consideration in determining whether to declare the Property a non-condemnation “area in need of redevelopment” in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq.

. . .

I, Eleni Pettas, Township Clerk of the Township of Nutley, Essex County, NJ, do hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Commissioners at a regular meeting held October 7, 2025

Record of Vote	Commissioner Thomas J. Evans	Commissioner Mauro G. Tucci	Commissioner Joseph P. Scarpelli	Commissioner Alphonse Petracco	Mayor John V. Kelly, III
<i>Yes</i>	X	X	X	X	X Via Zoom Teleconference
<i>No</i>					
<i>Not Voting</i>					
<i>Absent/Excused</i>					

# APPENDIX 2

## Existing Zoning Chart

ZONING

700 Attachment 2

Township of Nutley

Schedule of Regulations as to Bulk, Height and Other Requirements  
Residential Districts

District	Type of Use	Minimum Lot Size			Minimum Yard Dimensions			Maximum Height		Maximum Lot Coverage (percent)	Surface Coverage Maximum Impervious Coverage (percent)		
		Area (square feet)	Width (square feet)	Depth (feet)	Per Dwelling Unit (square feet)	Front <sup>2</sup> (feet)	Rear (feet)	1 Side (feet)	Side Other (feet)			Stories	Feet
R-1A	1-family dwelling												
	Interior	6,500	60	100	6,500	25	30	8	10	2.5	30	35%	65%
	Corner	6,500	60	100	6,500	25	30	8	25 <sup>1</sup>	2.5	30	35%	65%
R-1AA	1-family dwelling												
	Interior	7,000	70	100	7,000	25	30	8	10	2.5	30	35%	60%
	Corner	7,000	70	100	7,000	25	30	8	25 <sup>1</sup>	2.5	30	35%	60%
R-1	1-family dwelling												
	Interior	5,000	50	100	5,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,000	60	100	6,000	25	30	6	25 <sup>1</sup>	2.5	30	35%	70%
R-2	1-family dwelling												
	Interior	5,000	50	100	5,000	25	30	6	6	2.5	30	35%	70%
	Corner	6,000	60	100	6,000	25	30	6	25 <sup>1</sup>	2.5	30	35%	70%
	2-family dwelling												
	Interior	6,000	60	100	3,000	25	30	6	6	2.5	30	35%	70%
Corner	6,500	65	100	3,250	25	30	6	25 <sup>1</sup>	2.5	30	35%	70%	