

TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, September 17, 2025

A public 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, 2024, 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
Ms. Kucinski – Present
Mr. Del Tufo, Secretary – Present
Mr. Arcuti, Chair - Present
Mr. Smith – Present (via Zoom)
Mr. Koribanick, Mayor's Designee – Present
Ms. Rempusheski - Present
Ms. Tangorra, Vice Chair – Present
Mr. Kozyra – Present
Commissioner Scarpelli – Present
Mayor Kelly – Excused
Mr. Contella, Alternate – Present
Dr. Marchese, Alternate – Excused

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Meeting Minutes

The Meeting Minutes for the September 3, 2025 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 3, 2025 Meeting Minutes, was approved by the Board.

An invoice for Klein Traffic Consulting, LLC, Invoice #091225-154000 in the amount of \$1,540.00 for a traffic engineering evaluation at 537 Franklin Avenue, was approved by the Board.

New Business

Franklin Avenue Redevelopment and Rehabilitation Area Application – Hearing has been adjourned to October 15, 2025, waiving all time constraints and no required further notices by the Applicant.

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.

PB Nutcliff 275 Kingsland Street Preliminary/Final Major Site Plan Application – Hearing has been carried to November 6, 2025, waiving all time constraints and no required further notices by the Applicant.

**Continuation of PB Nutcliff Master, LLC/Roche
Preliminary/Final Major Site Plan Application
41-47, 44-50 and 54 Windsor Place; 340, 430, 434 and 438 Kingsland Street**

Adam Faiella , Esq., Sills Cummis & Gross P.C., appeared on behalf of PB Nutcliff Master, LLC. He stated that they are requesting an adjournment of tonight's hearing and requesting a Special Meeting on October 29, 2025 in order to allow for adequate time to address issues raised in the engineering review letter, waiving all time constraints and requesting no required further notices by the Applicant, which was accepted by the Chair. Mr. Kozyra advised that the Applicant must, however, reach out to Code Enforcement about published notice for the Special Meeting.

Mr. Arcuti advised that he will also not be at the October 1, 2025 meeting; it was decided that the October 1, 2025 meeting will be canceled.

The first meeting in November is scheduled for Thursday, November 6, 2025 ..

Old Business

None

Workshop Issues

None

Committee/Sub-Committee Reports

None

Counsel's Report

Mr. Kozyra advised that he will not be at the October 15th meeting, but he advised that he does have a qualified replacement set.

Public Comments

None

The meeting concluded at 7:12 p.m.

The next meeting is scheduled for Wednesday, October 15, at 7:00 p.m.

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke extending to the right.