

Approved  
10/29/25  
BAK

**TOWNSHIP OF NUTLEY  
PLANNING BOARD MEETING MINUTES  
Wednesday, October 15, 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 – Excused  
Mr. Del Tufo, Secretary – Present  
Mr. Arcuti, Chair - Present  
Mr. Smith – Present  
Mr. Koribanick, Mayor's Designee – Present  
Ms. Rempusheski - Present  
Ms. Tangorra, Vice Chair – Present  
Mr. Kozyra – Excused (**Michael Rubin, Esq. sat in**)  
Commissioner Scarpelli – Present  
Mayor Kelly – Excused  
Mr. Contella, Alternate – Present (**sat for Kucinski**)  
Dr. Marchese, Alternate – Excused

**Meeting Minutes**

The Meeting Minutes for the September 17, 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 17, 2025 Meeting Minutes, was approved by the Board.

An invoice for Pennoni Associates, Inc., Invoice #1290384 in the amount of \$2,102.00 for professional services rendered through 8/24/25 for the Franklin Avenue Redevelopment, was approved by the Board.

Correspondence dated 6/4/25 from the Hudson-Essex-Passaic Soil Conservation District regarding 259 Centre Street, Nutley, NJ soil erosion review. No action is needed by this Board.

Correspondence dated 7/9/25 from the Hudson-Essex-Passaic Soil Conservation District regarding 84 Grant Avenue, Nutley, NJ soil erosion review. No action is needed by this Board.

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.

Correspondence dated 9/24/25 from the County of Essex, Department of Public Works regarding 11 Franklin Avenue, Belleville. NJ final plat and/or deed filing. No action is needed by this Board.

### **New Business**

The 2026 Planning Borad Meeting schedule was approved by the Board.

Continuation of PB Nutcliff Master, LLC/Roche Preliminary/Final Major Site Plan Application has been adjourned to October 29, 2025 (Special Meeting).

Franklin Avenue Redevelopment and Rehabilitation Area Application – Hearing has been adjourned to November 6, 2025.

PB Nutcliff 275 Kingsland Street Preliminary/Final Major Site Plan Application – Hearing has been carried to November 6, 2025.

### **Franklin Avenue Redevelopment and Rehabilitation Area Application**

**John Inglesino, Esq.**, Township's Redevelopment Counsel. Appeared tonight to put the site plan application into context for the Board and the public.

Numerous questions and/or comments were made by the following Board Member(s): Mr. Arcuti

**Nicolas Racioppi, Jr., Esq.**, Riker Danzig, Madison, NJ. Appeared on behalf of the Applicant, Nutley Town Center Urban Renewal Entity, LLC. Gave a short opening statement regarding the property, applicant and their proposal which includes demolishing and building a single mixed-use 4-story building which will include 158 residential rental units, just under 11,000 square feet of retail space, including a restaurant, parking garage with 292 parking spaces, a surface parking area with 48 spaces, a 5,000 square foot open space park and streetscape improvements. He stated that the developer will be purchasing the property from the Town for \$4.5 million and will pay another \$1 million towards the relocation of the hazmat building located at the rear of the property. He further stated that the applicant, Mr. Forgione, will not be at tonight's meeting due to illness.

**Paul Winters**, Engineer with Bowman Consulting Group, Parsippany, NJ. The Board accepted his credentials as an expert in the Engineering field. He stated that he will be using pre-entered and pre-numbered exhibits that have already been provided to the Board.

Ex. A-1, Existing Conditions Aerial Claris Nutley, which shows an aerial view of the property and surrounding streets and buildings. He stated that the property is 2.93 acres, approximately 250 feet in depth and 675 feet in width. The site is currently developed with four buildings containing businesses fronting on Franklin Avenue, and a large surface parking lot behind those buildings which contains more than 100 spaces. There are two existing driveways servicing the current parking lot and the existing businesses on Franklin Avenue.

Ex. A-2, Site Plan Rendering Claris Nutley, dated October 15, 2025, which shows an aerial view of the proposed building site plan. There will be 89 one-bedroom units and 69 two-bedroom units. All uses proposed in this application are permitted under the Franklin Avenue Redevelopment Plan, and the development complies with all core requirements of the Plan, including the bulk standards. Regarding parking spaces, 125 on-site spaces will be made available to the public, including all 48 of the surface parking lot spaces, and an additional 77 spaces within the parking garage, which will be separated from the resident parking in the interior of the garage. The handicap accessible spaces are in compliance with ADA standards, and there will be 37 EV spaces within the parking garage. Deliveries will be handled through the surface parking lot. They will be providing a loading zone near the main lobby and several of the retail spaces serving the property, and they are putting a trash enclosure for the commercial uses at the top corner of the parking lot. Refuse/recycling collection for the residents will be handled in a central trash room inside the building. At the present time there is no proposed signage. Regarding lighting, site lighting will be provided with pole-mounted LED light fixtures. The site parking/public areas will be illuminated with a total of five light poles, along with three building-mounted light fixtures. They are also proposing six street light fixtures along the frontage of Franklin Avenue. The pole fixtures' mounting height will be 16 feet high and the wall fixtures' mounting height will be 10 feet high. There will be minimum light spillage onto adjacent properties. They are proposing to landscape along the perimeter of the site, around the building and driveways – 19 deciduous trees, 96 Evergreen trees (buffering for the rear of the site), 200 Evergreen and deciduous shrubs, various ground coverage and perennials. There will be 10 street trees along Franklin Avenue and the park area. He stated that during construction there will be available parking for businesses in the area, approximately 27 - 60 spaces at various times. The plan is to finish the garage first to allow the public to use the lower level of the garage. During construction, the Applicant will be coordinating with the electric company and some utility companies to ensure the continued provision of electric, telecommunications or other overhead services to any businesses that may be getting those services from the rear of the property.

Ex. A-3, Buffer Elevation Claris Nutley, dated October 15, 2025, is a section view of the rear of the property to show how the project fits in with the neighborhood. There will be a grade change at the back of the property, so they are proposing putting up a retaining wall with a solid 8-foot board-on-board fence at the top of the wall. He feels that with the relief from the building being lower, the retaining wall, the fence and the landscaping, there will be a minimizing effect on how this building looks from the rear. Residents on Hillside Avenue will only see the top two stories of the building. The building will be served by either new or existing connections to public utilities. He stated that they do have stormwater management, but he will defer that subject to the architect at a later date.

In closing, they are requesting the following deviations from the Redevelopment Plan: (1) seeking relief from Section 9.0A.2.c for not providing a primary building cladding material for at least 60% of each building facade; (2) seeking relief from Section 8.0E.10 for the minimal relief from certain stormwater management requires specific to the redevelopment plan; and (3) seeking relief from Section 8.0F, 9.B, for surface parking areas where no more than 12 spaces may be permitted contiguously without a planted island. He also gave a summary regarding the review letters he

received from the Board's professionals: He received the Planner's report, dated October 10th, 2025, and he believe they can comply with their report as written, or address any open items as a condition of any approval the Board may ultimately be willing to grant. He stated that the architect will be addressing some of the other items in Mr. Ricci's letter. They are in receipt of the Engineer's report, dated October 13, 2025, and he believes they can comply with the comments as written, or address any open items as a condition of approval. They have been, and will continue to be, coordinating with the Engineer regarding a review of the stormwater management design and report (which they will not be addressing at tonight's hearing). They will continue to work with the Engineer to ensure they address those comments. They are also in receipt of the Board's Traffic Engineer's report, dated September 4t, 2025, the Forester Consultants Report dated August 27, 2025, and the Deputy Fire Chief's Report, dated August 6, 2025. He believes they can comply with all their comments as written or address any remaining items as a condition of any potential approval.

Numerous questions and/or comments were made by the following Board Member(s): Mr. Del Tufo, Ms. Rempusheski, Mr. Malfitano, Commissioner Scarpelli Mr. Arcuti, Mr. Koribanick, Ms. Tangorra, and Mr. Contella.

### **Questions from the Public**

Ian McGeown, 206 Hillside Avenue, had concerns about backyard privacy.

Mark Brancato, Esq., representing Miriam Gabriel and Malandra's Salon, had questions regarding the demolition of the existing property and the proposed parking availability for his client and her business.

James Mastronardy, Esq., Clark, NJ, representing Miriam Gabriel and Malandra's Salon, had concerns regarding parking availability for Malandra's Salon.

Louisa Fry, 197 Hillside Avenue, had concerns regarding the construction time period.

Jan Craft, 214 Hillside Avenue, had concerns regarding the new fence, trees, the retaining wall, parking for deliveries, and lighting.

**Angela Kostelecky**, Architect, Devereaux & Associates, 1477 Chainbridge Road, McLean, VA. The Board accepted her credentials as an expert in the Architectural field. She described the Claris Brand as distinctive upscale lifestyle that blends modern designs with thoughtful amenities and vibrant community integration.

Ex. A1.4, Aerial First Board Plan, similar to Bowman's. In total, there are 158 units with a diverse design and layout. There are 89 one-bedroom units, 5 of which are studio units, and 69 two-bedroom units. There will be in excess of 10,800 sq. feet of retail and restaurant space on the ground level, 3,500 sq. feet specifically for restaurant use. The proposed parking garage will be surrounded by the residential portion of the building. It will provide 77 parking spaces dedicated

to the public, 215 secure residential parking spaces, with a roll-up gate to separate the public and resident parking zones. There are 37 EV stations in total, 7 being for public use and 30 for residential use. There will also be bike racks for public/residential use. There is a designated residential trash location which is accessed by trash shoots. The trash will be removed from the trash room by building personnel (porters) on scheduled pick-up days by a private hauler.

Ex. A1.5, Residential Floors 2-4. The residents will access the garage from an inside corridor. The residents can also access the bike racks and EV stations that are only accessible to the residents.

Ex. A1.6, Roof Plan, shows a generator located on the upper tier of the garage, located far from the residential homes on Hillside Avenue. The generator will be screened with a solid fiber cement fence. It will only be operated once a week as a test mechanism or when the power is out. The mechanical units for the residential and retail spaces will also be on the roof, also screened with a solid fiber cement fence. The rooftop mechanical units will be screened from view from the street and adjacent properties.

Ex. A1.7, Other Typical Claris Floor Plans, showing photographs of common areas and amenity areas. There is composite plank flooring, gourmet kitchens with dining islands, quartz countertops with European cabinetry, spa-like bathrooms with marble floors, walls, and accents. Each unit has an in-house washer-dryer, private, and energy-efficient lighting and fixtures. All primary bedrooms are sized for king-size beds, many of the units have an interior balcony space that is cut into the unit space. In the leasing agreement there will be a clause that no storage is allowed on the balconies. Regarding units with dens, the one-bedroom den is less than 69 sq. feet, and the two-bedroom den is approximately 75-80 sq. feet. She stated that den sizes can be reduced in size should the Board request that. Regarding the den possibly being used as a bedroom, Mr. Berry stated that he thinks Mr. Ricci in his review letter might be saying that the Applicant would have to ask for a variance or a waiver for a room that is bigger than 69 sq. feet. The bedroom sizes are as follows: one-bedrooms are in excess of 700, or greater than 750 sq. feet; **the two-bedrooms** may be up to or just over 1,000 sq. feet. The smallest two-bedroom is 954 sq. feet.

Ex. A1.8, rendered version of the Preliminary Amenity Plan, The Amenity Center will be right off the park and off the surface parking area. It is 6,100 sq. feet and will have a community lounge, a media area, a theater, a billiards room, a café, and a business center. There will be a fitness area with equipment and a yoga room in the back. There will be a package room and a mail room, with a loading area next to them for truck pick-ups. There will also be a leasing center, reception area and bathrooms.

Ex. A1.9 and A1.10, Franklin Avenue Elevations and Amenity Space in the background, Primary materials on Franklin Avenue are precast stone on the retail or ground level, 4-inch brick veneer on floors 2-4 with a mix of fiber cement panels. Where the residential pushes back a bit they will have two different widths of fiber cement siding to create a little texture and a bit of vibrancy. The fourth floor will have a narrow cream-colored siding and the second and third floors will be a slightly darker color with a wider siding. The Franklin Avenue frontage will be in excess of 60%



brick and masonry. On the side that faces the surface parking lot they will go up to 75% The remaining 40% will be fiber cement panels and siding. All retail entries will be individually designed. The retail entries are set back and several of them will have awnings. Each retail space will have some exterior individuality. The restaurant may have operable windows depending on the tenant they get. They are going to wrap the precast and the brick for the length of the retail space and then they will switch to fiber cement siding.

Ex. A1.11, Residential Lot Façade. The rear elevation is also finished with fiber cement siding. There will be two different exposures with a narrow, 4-inch exposure of a cream color on the fourth floor, and then a wider exposure of the darker color on first through third floors. She stated that they will work with the Board's suggestion to brighten the back exterior up a bit.

Ex, A1.14 and A1.15, Site Selections. The building height meets the Development Plan, it is less than 42 feet above the average grade along the property line. There is an 8-foot fence with landscaping included to soften the transition and enhance the privacy of the retaining wall. All of the buildings are set back 30 feet from the property line. Only the third and fourth floors will be visible from the first floor of the Hillside Avenue residences.

She stated that they are requesting a deviation from the 60% brick requirement on the rear elevation. They believe the Hardy, as proposed, is a high-quality alternative. She stated that they will not have a problem with looking into other ways to detail the building. She feels Hardy is a softer look against the adjacent residential houses. They are also varying the exposure of the Hardy siding, and also the colors and adding decorative banding.

Numerous questions and/or comments were made by the following Board Members: Mr. Del Tufo, Ms. Rempusheski, Mr. Malfitano, Commissioner Scarpelli Mr. Arcuti, Mr. Koribanick, and Ms. Tangorra.

Due to the time, Chairperson Arcuti put the continuation of the hearing on hold until November 6, 2025.

#### **Old Business**

**None**

#### **Workshop Issues**

**None**

#### **Committee/Sub-Committee Reports**

**None**

#### **Counsel's Report**

## **Public Comments**

**None**

The meeting concluded at 10:20 p.m.

The next meeting (Special Meeting) is scheduled for Wednesday, October 29, at 7:00 p.m.