

**In The Matter Of:**  
*In Re: Nutley Board of Commissioners*

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*Transcript of Proceedings*  
*October 7, 2025*

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*Min-U-Script®*

1 TOWNSHIP OF NUTLEY BOARD OF COMMISSIONERS

2 ONE KENNEDY DRIVE

3 3RD FLOOR COMMISSION CHAMBERS

4 NUTLEY, NEW JERSEY 07110

5  
6 \*\*\* PUBLIC SESSION \*\*\*

7  
8 DATE: OCTOBER 7, 2025

9  
10 BOARD OF COMMISSIONERS:

11 JOHN V. KELLY III, MAYOR

12 THOMAS J. EVANS, DEPUTY MAYOR

13 JOSEPH P. SCARPELLI, COMMISSIONER

14 MAURO G. TUCCI, COMMISSIONER

15 ALPHONSE PETRACCO, COMMISSIONER

16  
17 Also Present:

18 JONATHAN BRUNO, TOWNSHIP ATTORNEY

1 (Recording begins)

2 (Pledge of Allegiance)

3 DEPUTY MAYOR EVANS: Madam Clerk, if you're  
4 ready, read the notice.

5 MADAM CLERK: Thank you, Deputy Mayor. Board  
6 of Commissioners public meeting agenda for Tuesday,  
7 October 7, 2025. The time is now 7:09. Pursuant to  
8 the requirements of the Open Public Meeting Act,  
9 (Chapter 231, Public Law 1975,) notice of this meeting  
10 was published in the November 21, 2024, issues of the  
11 Nutley Sun, The Herald News, and The Star-Ledger. A  
12 copy of this notice has been posted on the Nutley Town  
13 Hall Bulletin Board, and a copy is on file in the  
14 Municipal Clerk's Office.

15 Deputy Mayor Evans?

16 DEPUTY MAYOR EVANS: Here.

17 MADAM CLERK: Commissioner Tucci?

18 COMMISSIONER TUCCI: Here.

19 MADAM CLERK: Commissioner Scarpelli?

20 COMMISSIONER SCARPELLI: Here.

21 MADAM CLERK: Commissioner Petracco?

22 COMMISSIONER PETRACCO: Here.

23 MADAM CLERK: Mayor Kelly?

24 MAYOR KELLY: Present.

25 MADAM CLERK: Thank you.

1           DEPUTY MAYOR EVANS: Good evening, Mayor.  
2   How are things overseas?

3           MAYOR KELLY: Great so far.

4           DEPUTY MAYOR EVANS: Good to hear. Stay  
5   safe.

6           MAYOR KELLY: Thank you.

7           DEPUTY MAYOR EVANS: Minutes, Madam Clerk?

8           MADAM CLERK: Thank you. We have Board of  
9   Commissioners meeting minutes for August 19, 2025,  
10   September 2, 2025, and September 3, 2025.

11          COMMISSIONER SCARPELLI: Move the minutes.

12          COMMISSIONER PETRACCO: Second.

13          MADAM CLERK: Commissioner Evans?

14          DEPUTY MAYOR EVANS: Aye.

15          MADAM CLERK: Commissioner Tucci?

16          COMMISSIONER TUCCI: Aye.

17          MADAM CLERK: Commissioner Scarpelli?

18          COMMISSIONER SCARPELLI: Aye.

19          MADAM CLERK: Commissioner Petracco?

20          COMMISSIONER PETRACCO: Aye.

21          MADAM CLERK: Mayor Kelly?

22          MAYOR KELLY: Aye.

23          MADAM CLERK: And that's it for minutes.

24          DEPUTY MAYOR EVANS: Can you move on to  
25   communications, please?

1           MADAM CLERK: Thank you. The Mayor's Office  
2 has submitted an event application to hold a Ruck March  
3 on November 8, 2025, from 10 a.m. to 12 p.m. The march  
4 will begin at the World War II Monument, continuing  
5 through Memorial Park to the waterfall, and returning  
6 along the same route.

7           The Mayor's Office has submitted an event  
8 application to hold an annual Township Tree and Menorah  
9 Lighting on Sunday, December 7, 2025, from 5 p.m. to 7  
10 p.m. in front of Nutley Town Hall. The event will also  
11 include activities on Chestnut Street, Franklin Avenue,  
12 and Vincent Place.

13           The Nutley Elks Lodge Number 1290 has  
14 submitted an application for a social fair permit for  
15 their fundraiser to be held on Saturday, November 1,  
16 2025, from 6 p.m. to 10.30 p.m. at 242 Chestnut Street.  
17 Motion, please?

18           COMMISSIONER SCARPELLI: Move it.

19           COMMISSIONER TUCCI: Second.

20           MADAM CLERK: Deputy Mayor Evans?

21           DEPUTY MAYOR EVANS: Aye.

22           MADAM CLERK: Commissioner Tucci?

23           COMMISSIONER TUCCI: Aye.

24           MADAM CLERK: Commissioner Scarpelli?

25           COMMISSIONER SCARPELLI: Aye.

1 MADAM CLERK: Commissioner Petracco?

2 COMMISSIONER PETRACCO: Aye.

3 MADAM CLERK: Mayor Kelly?

4 MAYOR KELLY: Aye.

5 MADAM CLERK: And that's it for

6 communications.

7 DEPUTY MAYOR EVANS: Thank you. Bills?

8 MADAM CLERK: Thank you. Bill list for  
9 October 7, 2025: Public Affairs, \$141,911.13. Revenue  
10 and finance, \$3,624,746.15. Public safety,  
11 \$135,358.66. Public works, \$337,343.15. Parks and  
12 public property, \$1,169,387.01. Water and sewer  
13 utility, \$68,896.48.

14 Payroll as of September 26, 2025. Regular  
15 payroll total, \$950,878.60. Overtime payroll total,  
16 \$68,266.57. Total payroll, \$1,019,145.17 for a grand  
17 total of \$6,496,787.75.

18 DEPUTY MAYOR EVANS: Move the bills.

19 COMMISSIONER TUCCI: Second.

20 MADAM CLERK: Deputy Mayor Evans?

21 DEPUTY MAYOR EVANS: Aye.

22 MADAM CLERK: Commissioner Tucci?

23 COMMISSIONER TUCCI: Aye.

24 MADAM CLERK: Commissioner Scarpelli?

25 COMMISSIONER SCARPELLI: Aye.

1 MADAM CLERK: Commissioner Petracco?

2 COMMISSIONER PETRACCO: Aye.

3 MADAM CLERK: Mayor Kelly?

4 MAYOR KELLY: Aye.

5 MADAM CLERK: And that's it for bills.

6 DEPUTY MAYOR EVANS: Thank you. Thank you.

7 We've reached the point on the agenda for public  
8 comment. Would anyone from the public wish to comment  
9 on the agenda tonight, agenda items only. Seeing no  
10 one.

11 Commissioners? Commissioner Scarpelli, any  
12 announcements this evening?

13 COMMISSIONER SCARPELLI: No announcements,  
14 Deputy Mayor.

15 DEPUTY MAYOR EVANS: Commissioner Petracco?

16 COMMISSIONER PETRACCO: The only kind of  
17 question I have is I've been around town a lot, and --  
18 Mayor Kelly, can you hear me?

19 MAYOR KELLY: Yeah. I can hear you.

20 COMMISSIONER PETRACCO: I was just wondering,  
21 because I've been getting stopped an awful lot, of  
22 whatever happened with the Board of Education and the  
23 audit? Did they do it? Are we doing it?

24 It's kind of embarrassing, like, when people  
25 come up to me and ask me the question of what's going

1 on with that because I haven't heard anything. Has  
2 anybody on our board?

3 DEPUTY MAYOR EVANS: So the subcommittee has  
4 a while ago met on that, and one of the critical  
5 actions that we had to take was to find a source of  
6 funding that could pay for that. So we were fortunate  
7 in that, working with the Assemblyman Venezia, we've  
8 been able to receive a state grant of \$100,000 to be  
9 able to conduct the audit.

10 Right now, it's now identifying someone who  
11 has the skills to do a comprehensive forensic audit of  
12 the school board, and so it's moving along. It's not  
13 done yet, but the board understands it needs to be  
14 done. We now have identified the funding for that,  
15 right? And the funding came to the municipality, so  
16 the municipality will pay for it, right?

17 COMMISSIONER PETRACCO: But the Board of Ed  
18 will do it?

19 DEPUTY MAYOR EVANS: But the Board of Ed will  
20 do it. But they -- we're going to make sure that  
21 whoever is selected is qualified to do it. But that --  
22 so to answer your question, it hasn't been done yet.  
23 It hasn't been forgotten. It will come.

24 COMMISSIONER PETRACCO: Oh, I appreciate  
25 that. Thank you so much.



1           DEPUTY MAYOR EVANS: Commissioner Tucci?

2           COMMISSIONER TUCCI: Yes, thank you, Deputy  
3 Mayor. Just one thing. This Friday, at -- starting at  
4 7 o'clock from 7 to 9, we're having movie night at  
5 44 Park Avenue. It's a great time. It's a great  
6 night. Hopefully, the weather is going to cooperate,  
7 so I would encourage everyone to please come out.

8           And the second thing I have is I just want to  
9 thank everyone for all their help and participation.  
10 Last Sunday, we had our fall festival in the park, and  
11 it was an outstanding day. There were many vendors  
12 there. There were food trucks. It was just a great  
13 time, and I just want to thank everyone, in addition to  
14 my department, of course, for all the hard work that  
15 they put into it. It was another rousing success.

16          DEPUTY MAYOR EVANS: Thank you.

17          COMMISSIONER PETRACCO: Deputy Mayor, just  
18 one quick thing. I just got a text message. What time  
19 is your event Friday night?

20          COMMISSIONER TUCCI: Seven.

21          COMMISSIONER PETRACCO: Okay. We have fire  
22 open house this Friday night, and I'm happy to announce  
23 it starts at 6 o'clock.

24          COMMISSIONER TUCCI: Thank you. Thank God.

25          COMMISSIONER PETRACCO: I think we worked

1 very good together this year --

2 COMMISSIONER TUCCI: Yes.

3 COMMISSIONER PETRACCO: -- and I hope  
4 everybody can make both events. We need to continue to  
5 coordinate our schedules.

6 COMMISSIONER TUCCI: Yes, we do. Thank you.

7 DEPUTY MAYOR EVANS: That's really great.  
8 That's really great. Just from my standpoint, we did  
9 recently have the New Jersey Division of Motor Vehicles  
10 -- a portable unit here in Nutley to do motor vehicle  
11 inspections. It was a successful day. They were able  
12 to inspect 78 vehicles. The current schedule will  
13 bring them back two more times, Madam Clerk, October  
14 and November, correct?

15 MADAM CLERK: Yes. It's the third Wednesday,  
16 and I believe the third Thursday in November, but they  
17 will be posted on our website.

18 DEPUTY MAYOR EVANS: All right. So in  
19 November, they'll be back. We're still working with  
20 the state to actually have the mobile unit come back  
21 for registrations, license renewals, and so on. They  
22 have been in very high demand, as you can imagine, but  
23 we will get them back here in the coming months.

24 Mayor, announcements? Mayor Kelly?

25 MAYOR KELLY: Yes. Thank you, Deputy Mayor.

1 Just real briefly, we had our health fair this past  
2 weekend. It was a great success. I want to thank  
3 everyone for that. We also had our annual Paws in Park  
4 event in conjunction with the farmer's market, which  
5 was another great success.

6 And later this month, we'll be having our  
7 second round of trivia at the Old Canal is the -- will  
8 be hosting it this month. Be on the lookout for more  
9 information for that.

10 DEPUTY MAYOR EVANS: Thank you. Let's move  
11 on to ordinances. We don't have any introductions this  
12 evening, but we do have three public hearings.

13 The first one is a joint ordinance between  
14 myself and Commissioner Tucci. This is an ordinance  
15 that is -- in effect, covers a matching contribution  
16 for playground improvements for special needs children,  
17 providing for \$137,000 of our share of that grant.  
18 Commissioner, would you like to comment on it?

19 COMMISSIONER TUCCI: Yes, just once again,  
20 this is a long overdue project. It will not only  
21 address the physical needs of some of our special needs  
22 folks, but it will also address some of the sensory  
23 needs. So it's -- it'll be cutting edge. We're really  
24 looking forward to getting this started and getting  
25 this completed so that all of our people can

1 participate in everything that we have.

2 DEPUTY MAYOR EVANS: Would anyone wish to  
3 comment on this ordinance itself?

4 Seeing no one, I move to close the public  
5 hearing.

6 COMMISSIONER TUCCI: Second.

7 MADAM CLERK: Deputy Mayor Evans?

8 DEPUTY MAYOR EVANS: Aye.

9 MADAM CLERK: Commissioner Tucci?

10 COMMISSIONER TUCCI: Aye.

11 MADAM CLERK: Commissioner Scarpelli?

12 COMMISSIONER SCARPELLI: Aye.

13 MADAM CLERK: Commissioner Petracco?

14 COMMISSIONER PETRACCO: Aye.

15 MADAM CLERK: Mayor Kelly?

16 MAYOR KELLY: Aye.

17 DEPUTY MAYOR EVANS: Move the ordinance.

18 COMMISSIONER TUCCI: Second.

19 MADAM CLERK: Deputy Mayor Evans?

20 DEPUTY MAYOR EVANS: Aye.

21 MADAM CLERK: Commissioner Tucci?

22 COMMISSIONER TUCCI: Aye.

23 MADAM CLERK: Commissioner Scarpelli?

24 COMMISSIONER SCARPELLI: Aye.

25 MADAM CLERK: Commissioner Petracco?

1 COMMISSIONER PETRACCO: Aye.

2 MADAM CLERK: Mayor Kelly?

3 MAYOR KELLY: Aye.

4 DEPUTY MAYOR EVANS: Thank you. The next  
5 ordinance is number 3599. This is an ordinance that I  
6 introduced on September 2nd, providing for \$100,000 to  
7 improve and renovate two bathrooms on the second floor  
8 in Town Hall.

9 We've been going through a program of  
10 renovating those, and it's just -- it's during the  
11 schedule, and it's necessary to do. Would anyone wish  
12 to comment on this ordinance this evening?

13 Seeing no one, I move to close the public  
14 hearing.

15 COMMISSIONER TUCCI: Second.

16 MADAM CLERK: Deputy Mayor Evans?

17 DEPUTY MAYOR EVANS: Aye.

18 MADAM CLERK: Commissioner Tucci?

19 COMMISSIONER TUCCI: Aye.

20 MADAM CLERK: Commissioner Scarpelli?

21 COMMISSIONER SCARPELLI: Aye.

22 MADAM CLERK: Commissioner Petracco?

23 COMMISSIONER PETRACCO: Aye.

24 MADAM CLERK: Mayor Kelly?

25 MAYOR KELLY: Aye.

1 DEPUTY MAYOR EVANS: Move the ordinance.

2 COMMISSIONER TUCCI: Second.

3 MADAM CLERK: Deputy Mayor Evans?

4 DEPUTY MAYOR EVANS: Aye.

5 MADAM CLERK: Commissioner Tucci?

6 COMMISSIONER TUCCI: Aye.

7 MADAM CLERK: Commissioner Scarpelli?

8 COMMISSIONER SCARPELLI: Aye.

9 MADAM CLERK: Commissioner Petracco?

10 COMMISSIONER PETRACCO: Aye.

11 MADAM CLERK: Mayor Kelly?

12 MAYOR KELLY: Aye.

13 DEPUTY MAYOR EVANS: I was just thinking it's  
14 great to have the musical accompaniment to our  
15 ordinance passages. It's very nice.

16 COMMISSIONER PETRACCO: Very nice. I think  
17 it's very nice.

18 DEPUTY MAYOR EVANS: Our last ordinance is  
19 number 3600. This one was introduced by me on behalf  
20 of the entire Board of Commissioners. This ordinance  
21 relates to the adoption of the financing agreement for  
22 the Innovation Center, which will be built on the -- on  
23 three properties for an entity known as one Molecule  
24 Urban Renewal, LLC, granting them a -- in the form of a  
25 pilot payment, a tax exemption over the life of the

1 pilot. Would anyone wish to comment on this ordinance  
2 this evening?

3 Seeing no one, move to close public hearing.

4 COMMISSIONER TUCCI: Second.

5 MADAM CLERK: Deputy Mayor Evans?

6 DEPUTY MAYOR EVANS: Aye.

7 MADAM CLERK: Commissioner Tucci?

8 COMMISSIONER TUCCI: Aye.

9 MADAM CLERK: Commissioner Scarpelli?

10 COMMISSIONER SCARPELLI: Aye.

11 MADAM CLERK: Commissioner Petracco?

12 COMMISSIONER PETRACCO: Aye.

13 MADAM CLERK: Mayor Kelly?

14 MAYOR KELLY: Aye.

15 DEPUTY MAYOR EVANS: Move the ordinance.

16 COMMISSIONER TUCCI: Second.

17 MADAM CLERK: Deputy Mayor Evans?

18 DEPUTY MAYOR EVANS: Aye.

19 MADAM CLERK: Commissioner Tucci?

20 COMMISSIONER TUCCI: Aye.

21 MADAM CLERK: Commissioner Scarpelli?

22 COMMISSIONER SCARPELLI: Aye.

23 MADAM CLERK: Commissioner Petracco?

24 COMMISSIONER PETRACCO: Aye.

25 MADAM CLERK: Mayor Kelly?

1           MAYOR KELLY:   Aye.

2           DEPUTY MAYOR EVANS:   Moving on to  
3   resolutions.  I'll go last.  Commissioner Scarpelli,  
4   would you like to read yours?

5           COMMISSIONER SCARPELLI:  Give me a second --

6           DEPUTY MAYOR EVANS:  Sure.

7           COMMISSIONER SCARPELLI:  -- Deputy Mayor.  
8   You threw me for a loop here.

9           DEPUTY MAYOR EVANS:  You got to be ready.  
10   You got to be ready.

11           COMMISSIONER SCARPELLI:  Okay.  Whereas,  
12   David Berry, Jr. is employed by the Township of Nutley  
13   Department of Public Works, and Whereas, David Berry,  
14   Jr. has exhausted all his available sick leave and  
15   other time due; and

16           Whereas, ten employees of the Department of  
17   Public Works are desirous of transferring one day each  
18   of their accumulated sick leave for a total of ten days  
19   to be transferred to David Berry, Jr.; and

20           Whereas, the aforementioned employees have  
21   provided their consent to said transfers in writing to  
22   the Township Clerk;

23           Whereas, under the circumstances presented  
24   herein, and in view of David Berry, Jr.'s medical  
25   situation and his service to the Department of Public



1 Works, the Board of Commissioners are desirous of  
2 accommodating this request.

3 Now, therefore, be it resolved by the Board  
4 of Commissioners of the Township of Nutley in the  
5 County of Essex, New Jersey, that each of the following  
6 employees are permitted to transfer one day of their  
7 accumulated sick leave to David Berry, Jr. for a total  
8 of ten days: Anthony Christy, Joseph Cifelli, Joseph  
9 Farrell, Salvatore Ferraro, Michael Luzzi Jr., Vito  
10 Nole, Miguel Contrero, Peter Russo, Anthony Santaseri,  
11 and Michael Zitola (all phonetic).

12 I move the resolution.

13 COMMISSIONER PETRACCO: Second.

14 MADAM CLERK: Deputy Mayor Evans?

15 DEPUTY MAYOR EVANS: Aye.

16 MADAM CLERK: Commissioner Tucci?

17 COMMISSIONER TUCCI: Aye.

18 MADAM CLERK: Commissioner Scarpelli?

19 COMMISSIONER SCARPELLI: Aye.

20 MADAM CLERK: Commissioner Petracco?

21 COMMISSIONER PETRACCO: Aye.

22 MADAM CLERK: Mayor Kelly?

23 MAYOR KELLY: Aye.

24 COMMISSIONER SCARPELLI: Be it resolved by  
25 the Board of Commissioners of the Township of Nutley in

1 the County of Essex, State of New Jersey, that the  
2 Township Clerk is hereby authorized to advertise for  
3 sealed bid proposals RFP for the marketing of recycling  
4 materials collected from the Township of Nutley to be  
5 received on behalf of the Board of Commissioners in  
6 Commission Chambers, 1 Kennedy Drive, Nutley, New  
7 Jersey, on Wednesday, October 29, 2025, at 11 a.m.  
8 prevailing time, at which time they will be opened and  
9 read.

10 I move the resolution.

11 COMMISSIONER PETRACCO: Second.

12 MADAM CLERK: Deputy Mayor Evans?

13 DEPUTY MAYOR EVANS: Aye.

14 MADAM CLERK: Commissioner Tucci?

15 COMMISSIONER TUCCI: Aye.

16 MADAM CLERK: Commissioner Scarpelli?

17 COMMISSIONER SCARPELLI: Aye.

18 MADAM CLERK: Commissioner Petracco?

19 COMMISSIONER PETRACCO: Aye.

20 MADAM CLERK: Mayor Kelly?

21 MAYOR KELLY: Aye.

22 COMMISSIONER SCARPELLI: Be it resolved by  
23 the Board of Commissioners of the Township of Nutley in  
24 the County of Essex, State of New Jersey, that the  
25 Township Clerk is hereby authorized to advertise for

1 sealed bids for the 2026 acceptance of recycling  
2 vegetative waste to include leaf and grass clippings in  
3 the Township of Nutley to be received on behalf of the  
4 Board of Commissioners in Commission Chambers, Township  
5 of Nutley, 1 Kennedy Drive, Nutley, New Jersey, on  
6 Wednesday, October 29, 2025, at 11 a.m. prevailing  
7 time, at which time they will be opened and read.

8 I move the resolution.

9 COMMISSIONER PETRACCO: Second.

10 MADAM CLERK: Deputy Mayor Evans?

11 DEPUTY MAYOR EVANS: Aye.

12 MADAM CLERK: Commissioner Tucci?

13 COMMISSIONER TUCCI: Aye.

14 MADAM CLERK: Commissioner Scarpelli?

15 COMMISSIONER SCARPELLI: Aye.

16 MADAM CLERK: Commissioner Petracco?

17 COMMISSIONER PETRACCO: Aye.

18 MADAM CLERK: Mayor Kelly?

19 MAYOR KELLY: Aye.

20 COMMISSIONER SCARPELLI: Whereas, bids for  
21 the 2024 CDBG Franklin Avenue Streetscape Project,  
22 Chestnut Street to Booth Drive, were received and  
23 opened on Wednesday, September 10, 2025; and

24 Whereas, A.A. Berms, LLC, P.O. Box 180,  
25 Belleville, New Jersey, was the lowest responsible

1 bidder;

2           Whereas, the base bid for the 2024 CDBG  
3 Franklin Avenue Streetscape Project is in the amount of  
4 \$253,086.30 for a total bid of \$253,086.30;

5           Whereas, the award of this contract is  
6 subject to the availability of appropriation of  
7 sufficient funds from the Essex County Community  
8 Development Block Grant Account T19-909-901 in the  
9 amount of \$2,503 -- \$86.30 [sic] subject to the caveat  
10 have been certified by the Chief Financial Officer, and  
11 said certification to be attached to this resolution.

12           Now, therefore, be it resolved by the Board  
13 of Commissioners, Township of Nutley, County of Essex,  
14 State of New Jersey, that a contract be awarded to A.A.  
15 Berms, LLC, for the total bid in the amount not to  
16 exceed \$253,086.30, and that the Mayor and the Township  
17 Clerk are hereby authorized to enter into and sign such  
18 a contract with the Township of Nutley, subject to the  
19 final approval and funding by the Essex County  
20 Community Development Block Grant.

21           Move the resolution.

22           COMMISSIONER PETRACCO: Second.

23           MADAM CLERK: Deputy Mayor Evans?

24           DEPUTY MAYOR EVANS: Aye.

25           MADAM CLERK: Commissioner Tucci?

1 COMMISSIONER TUCCI: Aye.

2 MADAM CLERK: Commissioner Scarpelli?

3 COMMISSIONER SCARPELLI: Aye.

4 MADAM CLERK: Commissioner Petracco?

5 COMMISSIONER PETRACCO: Aye.

6 MADAM CLERK: Mayor Kelly?

7 MAYOR KELLY: Aye.

8 COMMISSIONER SCARPELLI: Be it resolved by  
9 the Board of Commissioners, Township of Nutley, County  
10 of Essex, State of New Jersey, that the Township Clerk  
11 is hereby authorized to advertise for sealed bids for  
12 the Bloomfield Avenue, High Street to Raymond Avenue,  
13 NJDOT roadway project to be received on behalf of the  
14 Board of Commissioners, Commission Chambers, Township  
15 Hall, 1 Kennedy Drive, Nutley, NJ, on Wednesday,  
16 October 29, 2025, at 11 a.m. prevailing time, at which  
17 time they will be opened and read.

18 I move the resolution.

19 COMMISSIONER PETRACCO: Second.

20 MADAM CLERK: Deputy Mayor Evans?

21 DEPUTY MAYOR EVANS: Aye.

22 MADAM CLERK: Commissioner Tucci?

23 COMMISSIONER TUCCI: Aye.

24 MADAM CLERK: Commissioner Scarpelli?

25 COMMISSIONER SCARPELLI: Aye.

1 MADAM CLERK: Commissioner Petracco?

2 COMMISSIONER PETRACCO: Aye.

3 MADAM CLERK: Mayor Kelly?

4 MAYOR KELLY: Aye.

5 COMMISSIONER SCARPELLI: That's all I have,  
6 Deputy Mayor.

7 COMMISSIONER PETRACCO: Do you want me to  
8 read Commissioner Tucci's first or mine? You tell me.

9 COMMISSIONER PETRACCO: Okay. This is for  
10 Commissioner Tucci.

11 Whereas, the Township of Nutley has a need to  
12 acquire specialized and professional ACA reporting  
13 services to ensure compliance with IRS regulations for  
14 the year 2025 reporting; and

15 Whereas, such services may be required as a  
16 non-fair or open contract pursuant to the provisions of  
17 NJSA 19:44-A20.4 or 20.5, as appropriate; and

18 Whereas, Primepoint, LLC, located at  
19 2 Springside Road, West Hampton, NJ, has submitted as a  
20 proposal dated September 17, 2025, an anticipated cost  
21 of \$7,375 to complete these services and assure  
22 compliance on behalf of the Township of Nutley; and

23 Whereas, funds are available from the budget  
24 account 6-01-526-200 and have been certified by the  
25

1 Chief Financial Officer, said certification being  
2 attached to this resolution; and

3           Whereas, Primepoint, LLC has completed and  
4 submitted a business entity disclosure certification  
5 which certifies Primepoint has not made any reportable  
6 contributions to a political or candidate committee in  
7 the Township of Nutley in the previous one year and  
8 that the contract will prohibit Primepoint from making  
9 any reportable contributions throughout the term of the  
10 contract;

11           Now, therefore, be it resolved that the Board  
12 of Commissioners of the Township of Nutley, County of  
13 Essex, State of New Jersey hereby authorize the  
14 Commissioner of Parks and Public Property to enter into  
15 a contract with Primepoint, LLC.

16           I move it.

17           COMMISSIONER SCARPELLI: Second.

18           MADAM CLERK: Deputy Mayor Evans?

19           DEPUTY MAYOR EVANS: Aye.

20           MADAM CLERK: Commissioner Tucci?

21           COMMISSIONER TUCCI: Yes. Before I vote, I  
22 just want to put this on the record. I want to thank  
23 Deputy Mayor Evans and Commissioner Petracco for  
24 reading my resolution this evening. I had an eye  
25 examination this afternoon, and they dilated my pupils,

1 so I'm still having a hard time reading. So I vote  
2 aye, and thank you, gentlemen.

3 COMMISSIONER PETRACCO: Our pleasure. Okay.  
4 Whereas, Italian American --

5 MADAM CLERK: Oh, I'm sorry. I didn't finish  
6 the --

7 COMMISSIONER PETRACCO: I'm so sorry.

8 MADAM CLERK: Commissioner Scarpelli?

9 COMMISSIONER SCARPELLI: Aye.

10 MADAM CLERK: Commissioner Petracco?

11 COMMISSIONER PETRACCO: Aye.

12 MADAM CLERK: Mayor Kelly?

13 MAYOR KELLY: Aye.

14 COMMISSIONER PETRACCO: Okay. Whereas --

15 MADAM CLERK: Thank you.

16 COMMISSIONER PETRACCO: Thank you. Whereas,  
17 Italian Americans have played an essential role in  
18 shaping the culture, economic, and social landscape of  
19 the United States, contributing significantly across  
20 diverse fields including the arts, sciences, education,  
21 civil service, military, business, and athletics; and  
22 Whereas, one of the largest ethnic groups in  
23 the United States, Italian Americans have enriched our  
24 communities with enduring traditions, strong family  
25 values, and commitment to hard work and civic pride;



1 and

2           Whereas, the month of October includes the  
3 commensuration of Christopher Columbus, whose historic  
4 voyage symbolizes the spirit of exploration and  
5 ambition that has inspired generations of Americans;

6 and

7           Whereas, Italian American heritage and  
8 cultural month is a time to honor many achievements and  
9 lasting contributions of Italian Americans to the  
10 history, identity, and prosperity of the nation; and

11           Whereas, in New Jersey, and especially in the  
12 township of Nutley, the Italian American community has  
13 helped to build a vibrant and diverse society  
14 contributing to our local economy, public service,  
15 education, faith, faith institutions, and cultural  
16 life;

17           Whereas, Italian patriot and immigrant Philip  
18 Mazzei, a friend of -- and ally of Thomas Jefferson,  
19 helped shape the very principles of democracy his  
20 behalf that all American are created equal [sic]. It  
21 is reflected in the words of the Declaration of  
22 Independence; and

23           Whereas, despite facing discrimination and  
24 adversity upon arrival in America, Italian Americans  
25 demonstrated perseverance and resilience, becoming

1 leaders and innovators in all facets of American life;  
2 and

3           Whereas, today, Italian Americans continue to  
4 honor the legacy of their ancestors by excelling in  
5 every profession, fostering community development, and  
6 preserving a rich cultural heritage for the future  
7 generations;

8           Now, therefore, be it resolved that the Board  
9 of Commissioners of the Township of Nutley, in the  
10 County of Essex, in the State of New Jersey does hereby  
11 proclaim the month of October as Italian American  
12 Culture month and encourages all residents to recognize  
13 and celebrate the invaluable contributions of Italian  
14 Americans to the Township of Nutley, the State of New  
15 Jersey, and the United States of America, and I am very  
16 pleased to read this resolution.

17           Commissioners and Deputy Mayor, thank you for  
18 picking me for this one, and I proudly move this  
19 resolution on behalf of Commissioner Tucci.

20           COMMISSIONER PETRACCO: Second.

21           DEPUTY MAYOR EVANS: Thank you.

22           MADAM CLERK: Deputy Mayor Evans?

23           DEPUTY MAYOR EVANS: Aye.

24           MADAM CLERK: Commissioner Tucci?

25           COMMISSIONER TUCCI: Aye.

1 MADAM CLERK: Commissioner Scarpelli?

2 COMMISSIONER SCARPELLI: Aye.

3 MADAM CLERK: Commissioner Petracco?

4 COMMISSIONER PETRACCO: Aye.

5 MADAM CLERK: Mayor Kelly?

6 MAYOR KELLY: Aye.

7 COMMISSIONER SCARPELLI: Okay, our next one.

8 Whereas, in the New Jersey Department of Environmental  
9 Protection Green Acres Program provides loans and  
10 grants to municipality and county governments and  
11 grants to non-profit organizations for assistance in  
12 the acquisition and development of lands for outdoor  
13 recreation and conservation purposes; and

14 Whereas, the Township of Nutley desires to  
15 further the public interest by obtaining a Green Acres  
16 grant of \$528,755 and an Urban Parks grant of \$500,000  
17 from the State to fund the following projects:

18 This is Monsignor Owens Park Improvements.  
19 Now, therefore, be it resolved by the Mayor and the  
20 Board of Commissioners that the Mayor of the above-  
21 named body or board is hereby authorized to execute an  
22 agreement and amendments thereto with the State known  
23 as 076 -- 071623-015, UPG Monsignor Owens Park  
24 Improvements.

25 And the applicant agrees to provide its

1 matching share of the Green Acres Fund of its matches  
2 required in the amount of zero. And the applicant  
3 agrees to comply with all applicable federal, state,  
4 and local laws, rules and regulations, in the  
5 performance of the project.

6 This resolution shall take effect  
7 immediately. Eleni Pettas, Town Clerk, do hereby  
8 certify that the foregoing is a true copy of  
9 resolutions adopted by the Township of Nutley at a  
10 meeting held on the 7th day of October 2025 and witness  
11 whereof, I have here under set my hand in the official  
12 seal of this body on the 7th day of October 2025.

13 I move the resolution.

14 COMMISSIONER PETRACCO: Second.

15 MADAM CLERK: Deputy Mayor Evans?

16 DEPUTY MAYOR EVANS: Aye.

17 MADAM CLERK: Commissioner Tucci?

18 COMMISSIONER TUCCI: Yes. Just once again  
19 into the record, I'd like to submit that this is a  
20 \$1,028,755 improvement of the girls' softball field  
21 that borders on Grant Avenue without any match from the  
22 Township of New Jersey, okay?

23 I move the resolution.

24 MADAM CLERK: Commissioner Scarpelli?

25 COMMISSIONER SCARPELLI: Aye.

1 MADAM CLERK: Commissioner Petracco?

2 COMMISSIONER PETRACCO: Aye.

3 MADAM CLERK: Mayor Kelly?

4 MAYOR KELLY: Aye.

5 COMMISSIONER PETRACCO: Okay. Be it resolved  
6 that in accordance with the Open Public Meeting Law,  
7 Chapter 231, Bill 1975, the public meetings of the  
8 State Tree Committee for 2026 will be held on the  
9 following dates: All meetings are held virtually via  
10 Zoom teleconference unless otherwise posted at 7:30  
11 p.m. January 27, 2026; March 31, 2026; April 28; June  
12 9; September 29; and November 24, all of 2026.

13 I move it.

14 COMMISSIONER SCARPELLI: Second.

15 MADAM CLERK: Deputy Mayor Evans?

16 DEPUTY MAYOR EVANS: Aye.

17 MADAM CLERK: Commissioner Tucci?

18 COMMISSIONER TUCCI: Aye.

19 MADAM CLERK: Commissioner Scarpelli?

20 COMMISSIONER SCARPELLI: Aye.

21 MADAM CLERK: Commissioner Petracco?

22 COMMISSIONER PETRACCO: Aye.

23 MADAM CLERK: Mayor Kelly?

24 MAYOR KELLY: Aye.

25 COMMISSIONER SCARPELLI: What about yours?

1           COMMISSIONER PETRACCO: Do you want me to  
2 read mine next? Well, we're really jumping around  
3 tonight.

4           COMMISSIONER SCARPELLI: Here's yours.

5           COMMISSIONER PETRACCO: Okay. Got to be on  
6 your toes here at all times. Okay. Now, these are  
7 mine.

8           Whereas, NJSA A9-41 requires that Emergency  
9 Management Council be formed to coordinate all disaster  
10 control activities on behalf of the Township of Nutley,  
11 County of Essex, State of New Jersey.

12           Now, therefore, to be resolved by the Board  
13 of Commissioners, Township of Nutley, County of Essex,  
14 New Jersey [sic], that the following persons be  
15 appointed to the Emergency Management Council, Local  
16 Emergency Planning Council, Environmental Commission,  
17 for three-year term on behalf of Township of Nutley,  
18 January 1st, 2025, through December 31st, 2027. That's  
19 going to be Denise Cafone, our qualified purchasing  
20 agent.

21           I move the resolution.

22           COMMISSIONER SCARPELLI: Second.

23           MADAM CLERK: Deputy Mayor Evans?

24           DEPUTY MAYOR EVANS: Aye.

25           MADAM CLERK: Commissioner Tucci?

1 COMMISSIONER TUCCI: Aye.

2 MADAM CLERK: Commissioner Scarpelli?

3 COMMISSIONER SCARPELLI: Aye.

4 MADAM CLERK: Commissioner Petracco?

5 COMMISSIONER PETRACCO: Aye.

6 MADAM CLERK: Mayor Kelly?

7 MAYOR KELLY: Aye.

8 COMMISSIONER PETRACCO: Okay. Whereas, a  
9 confirming order is defined as a purchase made without  
10 the issuance of a valid purchase order and incumbent of  
11 funds in accordance with the local public contracts  
12 law, NJA 40A:11-1 [sic],

13 Whereas, because of the need to replay --  
14 relocate the hazard -- hazardous materials vehicles  
15 from their present location at Franklin Terrace in a  
16 timely manner and for emergency repairs of the fire  
17 boom truck; and

18 Whereas, the Township of Nutley received  
19 building renovations from JB General Contracting, Inc.,  
20 of 220 -- 252 Highfield Lane, Nutley, and repairs from  
21 Aerial Rise, 36-42 Fulton Street, Paterson, for the  
22 fire boom truck;

23 Whereas, in an effort to correct protocol,  
24 necessary paperwork, and obtain all the vendors, thus  
25 confirming that the need for said good services were

1 valid and properly incurred Township operations;

2           Whereas, JB Contracting, Inc., has submitted  
3 an invoice in the amount of \$29,800 for building  
4 renovations, and Aerial Rise has submitted invoices in  
5 the amount of 30 -- \$3,199.04 and \$2,277.76 for repairs  
6 to the fire boom truck; and

7           Whereas, the Chief Financial Officer  
8 certified that the funds are available for the building  
9 renovations in account number C0455-166-412 and for the  
10 boom truck repairs in account number 501-314-201; and

11           Now, therefore, be it resolved by the  
12 governing body, Township of Nutley, County of Essex,  
13 State of New Jersey, that payment of confirming order  
14 JB General Contracting, Inc. in the amount of \$29,800,  
15 and payment of confirming order to Aerial Rise in the  
16 amount of \$3,199.04 and \$2,277.76 is hereby authorized.  
17 This shall -- this resolution shall take effect  
18 immediately.

19           I move it.

20           COMMISSIONER SCARPELLI: Second.

21           MADAM CLERK: Deputy Mayor Evans?

22           DEPUTY MAYOR EVANS: Aye.

23           MADAM CLERK: Commissioner Tucci?

24           COMMISSIONER TUCCI: Aye.

25           MADAM CLERK: Commissioner Scarpelli?



1 COMMISSIONER SCARPELLI: Aye.

2 MADAM CLERK: Commissioner Petracco?

3 COMMISSIONER PETRACCO: Aye.

4 MADAM CLERK: Mayor Kelly?

5 MAYOR KELLY: Aye.

6 COMMISSIONER PETRACCO: Okay. Whereas, the  
7 Department of Transportation, NJDOT, has completed an  
8 investigation to access the necessary [sic] of reducing  
9 the speed limit along Route 7 in the Township of  
10 Nutley, following an inquiry from the Township  
11 residents; and

12 Whereas, the NJDOT's Division of Traffic  
13 Engineering conducted a thorough investigation, which  
14 supports implementing a 25-mile per hour speed limit on  
15 a section of Route New Jersey 7 in the Township of  
16 Nutley; and

17 Whereas, the section extends from Essex  
18 County/Passaic County corporate line and Yantacaw Pond  
19 Brook [sic] to Essex County, Passaic County Line at  
20 Orange Street; and

21 Now, therefore, be it resolved by the Board  
22 of Commissioners, Township of Nutley, County of Essex,  
23 State of New Jersey, that the Township of Nutley hereby  
24 approves reducing the speed limit along Route 7 to 25  
25 miles per hour.

1           Be it further resolved that the Township of  
2 Nutley concurs that any approved traffic regulation  
3 that is in conflict with the inconsistency with the  
4 provisions of this resolution be rescinded upon  
5 approval of the traffic regulation order.

6           I move it.

7           COMMISSIONER SCARPELLI: Second.

8           MADAM CLERK: Deputy Mayor Evans?

9           DEPUTY MAYOR EVANS: Aye.

10          MADAM CLERK: Commissioner Tucci?

11          COMMISSIONER TUCCI: Aye.

12          MADAM CLERK: Commissioner Scarpelli?

13          COMMISSIONER SCARPELLI: Aye.

14          MADAM CLERK: Commissioner Petracco?

15          COMMISSIONER PETRACCO: Aye.

16          MADAM CLERK: Mayor Kelly?

17          MAYOR KELLY: Aye.

18          COMMISSIONER PETRACCO: Okay. Whereas, the  
19 Township has a need for services relating to off-duty  
20 employment, fire personnel for fire and EMS-related  
21 activities;

22                 Whereas, NJSA 40A:11-5 provides for support,  
23 software maintenance, consultant services, and training  
24 services of proprietary computer hardware and software;

25                 Whereas, the term of the engagement shall be

1 two years and -- starting on May 1st, 2025, and ending  
2 on April 30, 2027. Either party may terminate this  
3 agreement upon 30 days prior notice of the other party;  
4 and

5           Whereas, administrative fees of more than  
6 eight percent is to be collected by Visual Computer  
7 Solutions;

8           Whereas, there is no cost to the Township for  
9 such services;

10           Whereas, the term of this engagement shall  
11 commence on the effective date and continue unless  
12 termination by either party. Either party may  
13 terminate this agreement upon 30 days prior to written  
14 notice;

15           Now, therefore, be it resolved by the  
16 Commissioner of the Township of Nutley, County of  
17 Essex, State of New Jersey, that the Township be  
18 authorized to execute and -- such documents as  
19 necessary to implement the resolution.

20           I move the resolution.

21           COMMISSIONER SCARPELLI: Second.

22           MADAM CLERK: Deputy Mayor Evans?

23           DEPUTY MAYOR EVANS: Aye.

24           MADAM CLERK: Commissioner Tucci?

25           COMMISSIONER TUCCI: Aye.

1 MADAM CLERK: Commissioner Scarpelli?

2 COMMISSIONER SCARPELLI: Aye.

3 MADAM CLERK: Commissioner Petracco?

4 COMMISSIONER PETRACCO: Aye.

5 MADAM CLERK: Mayor Kelly?

6 MAYOR KELLY: Aye.

7 COMMISSIONER PETRACCO: Okay. I believe this  
8 is my last one. Awful long night. Whereas, -- well,  
9 this one ain't a funny one, actually.

10 Whereas, domestic violence encompasses any  
11 violence taking place in a family or intimate  
12 relationship; and

13 Whereas, the abuse is not only physical but  
14 can be verbal and may include sexual assault, threats,  
15 financial control, and/or isolation;

16 Whereas, domestic violence is prevalent in  
17 every community and affects all people regardless of  
18 age, socioeconomic status, sexual orientation, gender,  
19 race, religion, or nationality; and

20 Whereas, in the United States, one in four  
21 women are -- and one in seven men experience contact  
22 sexual violence, physical violence, and/or stalking by  
23 an intimate partner in their lifetime, and where 85; --

24 Whereas, 85 percent of domestic violence  
25 victims are women, where every day, nearly three women

1 are killed by intimate partners; and

2           Whereas, domestic violence impacts the entire  
3 family, 30 to 60 percent of intimate partner violence  
4 cases also include child abuse, which is very sad; and

5           Whereas, victims of domestic violence are  
6 encouraged to call the National Domestic Violence  
7 Hotline or reach out to local agencies and police  
8 departments for assistance;

9           Now, therefore, be it resolved by the Board  
10 of Commissioners, Township of Nutley, County of Essex,  
11 State of New Jersey, recognizes the month of October as  
12 National Domestic Violence Awareness Month.

13           I move the resolution.

14           COMMISSIONER SCARPELLI: Second.

15           MADAM CLERK: Deputy Mayor Evans?

16           DEPUTY MAYOR EVANS: Aye.

17           MADAM CLERK: Commissioner Tucci?

18           COMMISSIONER TUCCI: Aye.

19           MADAM CLERK: Commissioner Scarpelli?

20           COMMISSIONER SCARPELLI: Aye.

21           MADAM CLERK: Commissioner Petracco?

22           COMMISSIONER PETRACCO: Just before I do vote  
23 aye, domestic violence in our country, state, and even  
24 here in Nutley is really on the rise. Just so everyone  
25 knows out there, it is so much easier to walk away and

1 not get violent and, quite honestly, not get arrested.

2 Police departments -- the law is very clear  
3 on domestic violence. There is absolutely no  
4 discretion at all. If there's a mark on your partner  
5 or, you know, a million rules about that, you will be  
6 sent to jail, and I can tell you it's definitely not  
7 worth it, and it's definitely not worth it to, you  
8 know, have cops come into your house in front of  
9 children and things like that.

10 And it's -- through my experience, sitting in  
11 this seat for a long time and, you know, no one's  
12 perfect, obviously, and neither am I, but it seems like  
13 the biggest response after somebody sitting in the  
14 Nutley jail cell overnight in the morning, it's like,  
15 what in the world was I thinking, you know?

16 So again, we all have our tempers, you know.  
17 The best thing to do is get out of your house, walk  
18 away, and avoid a problem, and, you know, hopefully, in  
19 the morning, you'll feel better, and so will your  
20 partner.

21 So I vote aye.

22 MADAM CLERK: Mayor Kelly?

23 MAYOR KELLY: Aye.

24 COMMISSIONER PETRACCO: Deputy Mayor, that's  
25 all I have. I was just wondering who was going to read

1 next since we're jumping around.

2 DEPUTY MAYOR EVANS: Commissioner, thank you  
3 for helping out tonight.

4 COMMISSIONER PETRACCO: My pleasure.

5 DEPUTY MAYOR EVANS: I'm sure Commissioner  
6 Tucci is eternally grateful. Commissioner Petracco, I  
7 have to tell you, I was going to --

8 DEPUTY MAYOR EVANS: And I'm sure you're now  
9 on his Christmas card list.

10 COMMISSIONER PETRACCO: I hope I am. And I  
11 have to tell you, Commissioner Tucci, I don't know that  
12 there's anything wrong with your eyes because the print  
13 on your resolution are much smaller than the print on  
14 mine. So, hopefully, you have a quick heal with those  
15 eyes.

16 COMMISSIONER TUCCI: I need to have them  
17 increase those.

18 DEPUTY MAYOR EVANS: Yeah. I was noticing as  
19 well that he was commenting on the resolution, so he  
20 probably read them yesterday --

21 COMMISSIONER TUCCI: Yes.

22 DEPUTY MAYOR EVANS: -- in advance of the  
23 meeting.

24 Mayor, you're on line, so following protocol,  
25 I'll let you go last.

1           MAYOR KELLY:   Sure.   But if someone would be  
2   kind enough to read my resolutions this evening, my  
3   internet connection is not the greatest, and I don't  
4   want to cut out.

5           DEPUTY MAYOR EVANS:   You have two left.   I'll  
6   take them.

7           MAYOR KELLY:   Thank you.

8           DEPUTY MAYOR EVANS:   All right.   So the first  
9   two resolutions that I'll read will be on behalf of  
10   Commissioner Tucci.

11           Whereas, the Department of Works and Public  
12   Property -- that's me.   Department of Parks and Public  
13   Property, not Department of Public Works, determined  
14   due to unforeseen circumstances, families had to cancel  
15   participation in programs offered.   The Department of  
16   Parks and Public Property had determined a need to  
17   refund for families.

18           Now, therefore, be it be resolved by the  
19   Board of Commissioners of Township of Nutley, County of  
20   Essex, State of New Jersey, that the treasurer is  
21   hereby authorized to refund payments for recreation  
22   programs in the amount of \$75 for the soccer recreation  
23   program as listed in the resolution.

24           So moved.

25           COMMISSIONER SCARPELLI:   Second.



1 MADAM CLERK: Deputy Mayor Evans?

2 DEPUTY MAYOR EVANS: Aye.

3 MADAM CLERK: Commissioner Tucci?

4 COMMISSIONER TUCCI: Aye.

5 MADAM CLERK: Commissioner Scarpelli?

6 COMMISSIONER SCARPELLI: Aye.

7 MADAM CLERK: Commissioner Petracco?

8 COMMISSIONER PETRACCO: Aye.

9 MADAM CLERK: Mayor Kelly?

10 MAYOR KELLY: Aye.

11 DEPUTY MAYOR EVANS: Whereas, the Township of  
12 Nutley has a need to acquire specialized professional  
13 services as a fair and open contract pursuant to the  
14 provisions of NJSA 19:44A-20.5; and

15 Whereas, the resolution was adopted on  
16 October 15, 2024, awarding the contract to C. Walter  
17 Searle Agency LLC/World Insurance Associates, 410  
18 Franklin Avenue here in Nutley, for accident safety  
19 review board meetings becoming effective January 1,  
20 2025, for a period of one year, with an option to  
21 extend no more than one year;

22 Whereas, the Township wishes to extend the  
23 contract entered into between C. Walter Searle Agency  
24 and the Township of Nutley for the length of one  
25 calendar year beginning January 1, 2026, and continuing

1 through December 31, 2026;

2           Whereas, the anticipated cost of this service  
3 will not exceed \$10,000 per year;

4           Whereas, funds will be available from account  
5 601-516-245 and have -- and will be certified by the  
6 Chief Financial Officer, said funds being available  
7 with the adoption of the 2026 budget,

8           Now, therefore, be it resolved that the Board  
9 of Commissioners of the Township of Nutley, County of  
10 Essex, State of New Jersey, authorize the extension of  
11 the contract between Walter Searle Agency LLC/World  
12 Insurance Associates on Franklin Avenue in Nutley and  
13 the Township of Nutley for one calendar year pursuant  
14 to the previously signed agreements in law.

15           COMMISSIONER SCARPELLI: Second.

16           MADAM CLERK: Deputy Mayor Evans?

17           DEPUTY MAYOR EVANS: Aye.

18           MADAM CLERK: Commissioner Tucci?

19           COMMISSIONER TUCCI: Aye.

20           MADAM CLERK: Commissioner Scarpelli?

21           COMMISSIONER SCARPELLI: Aye.

22           MADAM CLERK: Commissioner Petracco?

23           COMMISSIONER PETRACCO: Aye.

24           MADAM CLERK: Mayor Kelly?

25           MAYOR KELLY: Aye.

1           DEPUTY MAYOR EVANS: Whereas, the Township of  
2 Nutley has a need to acquire specialized professional  
3 services as a non-failing open contract pursuant to the  
4 provisions of NJSA 19:44A-20.5,

5           Whereas, the Township, through the Department  
6 of Parks and Recreation, has a need to acquire  
7 specialized and professional services for architectural  
8 review, services for the renovation of the Nutley Fire  
9 Department headquarters existing bunk area, and  
10 incorporation of a new hallway;

11           Whereas, Dassa Haines Architectural Group  
12 LLC, 74 East Passaic Ave in Nutley has submitted a  
13 proposal indicating that they will provide such  
14 services for a sum not to exceed \$19,750;

15           Whereas, Dassa Haines Architectural Group has  
16 completed and submitted a business engineering  
17 disclosure certification which certifies that said  
18 corporation has not made any reportable contributions  
19 to a political or candidate committee in the Township  
20 of Nutley in the previous one year, and that the  
21 contract will prohibit Dassa Haines Architectural Group  
22 from making any reportable contributions through the  
23 term of the contract; and

24           Whereas, funds are available from account  
25 C-0455-166-412 in the amount of \$19,750 and have been

1 certified by the Chief Financial Officer, said  
2 certification being attached to this resolution;

3 Now, therefore, be it resolved by the Board  
4 of Commissioners for the Township of Nutley, County of  
5 Essex, State of New Jersey, to enter into a contract  
6 with Dassa Haines Architectural Group as described  
7 here; and

8 Be it further resolved that the business  
9 disclosure entity certification and the determination  
10 of a value be placed on file with this resolution; and

11 Be it further resolved that notice of this  
12 action shall be printed once in the Nutley Sun in  
13 accordance with Local Public Contract Law.

14 So moved.

15 COMMISSIONER TUCCI: Second.

16 MADAM CLERK: Deputy Mayor Evans?

17 DEPUTY MAYOR EVANS: Aye.

18 MADAM CLERK: Commissioner Tucci?

19 COMMISSIONER TUCCI: Aye.

20 MADAM CLERK: Commissioner Scarpelli?

21 COMMISSIONER SCARPELLI: Aye.

22 MADAM CLERK: Commissioner Petracco?

23 COMMISSIONER PETRACCO: Aye.

24 MADAM CLERK: Mayor Kelly?

25 MAYOR KELLY: Aye.

1           DEPUTY MAYOR EVANS: I'm happy to help out,  
2 Commissioner, but shorter would have been better. My  
3 last resolution for Commissioner Tucci:

4           Whereas, the Township of Nutley has a need to  
5 acquire specialized professional services as a fair and  
6 open contract pursuant to provisions of NJSA  
7 19:44A-20.5,

8           Whereas, the request for qualifications for  
9 Township Forrester were received and opened on  
10 October 3, 2025;

11           Whereas, the most responsible and responsive  
12 request for qualifications was from the Shade Tree  
13 Department, LLC, John Linson, PO Box 6089, West Orange,  
14 NJ;

15           Whereas, the Shade Tree Department, LLC, John  
16 Linson, NJ, certified tree expert number 198 has  
17 provided the services in the past to the Township of  
18 Nutley and is particularly suited to provide continued  
19 service;

20           Whereas, the term of this contract is for one  
21 year beginning October 23, 2025 and through October 22,  
22 2026;

23           Whereas, the contract is not to exceed  
24 \$32,500. Funds are available in account 501-512-200 in  
25 the amount of \$6,005, and in account 601-512-200 in the

1 amount of \$26,495 and have been certified by the Chief  
2 Financial Officer, said certification being attached to  
3 this resolution. Since this also extends into 2026,  
4 this amount will also be included in the 2026 budget.

5 Now, therefore, be it resolved by the Board  
6 of Commissioners of the Township of Nutley, County of  
7 Essex, State of New Jersey, that a contract be awarded  
8 to the Shade Tree Department, LLC, John Linson, as  
9 described herein;

10 Be it further resolved that a response to the  
11 request for qualification be placed on file with this  
12 resolution and a notice of this action be printed once  
13 in the Nutley Sun in accordance with Local Public  
14 Contract Law.

15 So moved.

16 COMMISSIONER TUCCI: Second.

17 MADAM CLERK: Deputy Mayor Evans?

18 DEPUTY MAYOR EVANS: Aye.

19 MADAM CLERK: Commissioner Tucci?

20 COMMISSIONER TUCCI: Aye.

21 MADAM CLERK: Commissioner Scarpelli?

22 COMMISSIONER SCARPELLI: Aye.

23 MADAM CLERK: Commissioner Petracco?

24 COMMISSIONER PETRACCO: Aye.

25 MADAM CLERK: Mayor Kelly?

1 MAYOR KELLY: Aye.

2 DEPUTY MAYOR EVANS: Be it resolved by the --  
3 these are mine.

4 Be it resolved by the Board of Commissioners  
5 of the Township of Nutley, County of Essex, State of  
6 New Jersey, that the Treasurer is hereby authorized to  
7 refund overpayments of tax charges in the amount of  
8 \$9,075.63 for the amounts in the accounts listed in the  
9 resolution.

10 So moved.

11 COMMISSIONER TUCCI: Second.

12 MADAM CLERK: Deputy Mayor Evans?

13 DEPUTY MAYOR EVANS: Aye.

14 MADAM CLERK: Commissioner Tucci?

15 COMMISSIONER TUCCI: Aye.

16 MADAM CLERK: Commissioner Scarpelli?

17 COMMISSIONER SCARPELLI: Aye.

18 MADAM CLERK: Commissioner Petracco?

19 COMMISSIONER PETRACCO: Aye.

20 MADAM CLERK: Mayor Kelly?

21 MAYOR KELLY: Aye.

22 DEPUTY MAYOR EVANS: Whereas, Mikula  
23 Contracting submitted a payment for a tank removal  
24 permit for a properly -- property located at 42 Hopper  
25 Avenue in Nutley;

1           Whereas, the permitted fee in the amount of  
2       \$75 was collected and deposited into account  
3       C01-904-903;

4           Whereas, upon review, the Code Enforcement  
5       Department has determined that a permit was not  
6       required for the tank removal;

7           Whereas, the permit fee of \$75 included a  
8       non-refundable 20 percent plan review fee of \$15, which  
9       will be retained by the Township, resulting in a  
10      refundable balance of \$60.

11          Now, therefore, be it resolved by the Board  
12      of Commissioners of the Township of Nutley, County of  
13      Essex, State of New Jersey, that a refund in the amount  
14      of \$60 be issued to Rocco Zitola, representing the  
15      refundable portion of the permit fee summary.

16           COMMISSIONER TUCCI:   Second.

17           MADAM CLERK:   Deputy Mayor Evans?

18           DEPUTY MAYOR EVANS:   Aye.

19           MADAM CLERK:   Commissioner Tucci?

20           COMMISSIONER TUCCI:   Aye.

21           MADAM CLERK:   Commissioner Scarpelli?

22           COMMISSIONER SCARPELLI:   Aye.

23           MADAM CLERK:   Commissioner Petracco?

24           COMMISSIONER PETRACCO:   Aye.

25           MADAM CLERK:   Mayor Kelly?



1                   MAYOR KELLY:   Aye.

2                   DEPUTY MAYOR EVANS:   Whereas, the State of  
3   New Jersey Statute 54:4-3.30 provides that war veterans  
4   who were honorably discharged from active service in a  
5   time of war in any branch of the armed services of the  
6   United States, who have been or shall be declared by  
7   the United States Veteran Administration to be 100  
8   percent totally and permanently disabled connected to  
9   their wartime service a full tax exemption of their  
10  dwelling and lot on which it is situated;

11                  Whereas, the following taxpayer has filed an  
12  application for allowance of a full exemption with  
13  proper supporting documentation, thus making the  
14  taxpayer eligible;

15                  Now, therefore, be it resolved by the Board  
16  of Commissioners of the Township of Nutley, County of  
17  Essex, State of New Jersey, that Aaron J. Mixon be  
18  granted a full exemption from payment of property taxes  
19  from September 11, 2025, and all subsequent years  
20  thereafter on the property identified as Block 9401,  
21  Lot 10.

22                  Be it further resolved that the treasurer is  
23  hereby authorized to refund \$654.36 for 2025 property  
24  taxes.

25                  So moved.

1 COMMISSIONER TUCCI: Second.

2 MADAM CLERK: Deputy Mayor Evans?

3 DEPUTY MAYOR EVANS: Aye.

4 MADAM CLERK: Commissioner Tucci?

5 COMMISSIONER TUCCI: Aye.

6 MADAM CLERK: Commissioner Scarpelli?

7 COMMISSIONER SCARPELLI: Aye.

8 MADAM CLERK: Commissioner Petracco?

9 COMMISSIONER PETRACCO: Aye.

10 MADAM CLERK: Mayor Kelly?

11 MAYOR KELLY: Thank you for your service.

12 Aye.

13 DEPUTY MAYOR EVANS: Whereas, the Township of  
14 Nutley has the need to purchase various goods or  
15 services in the year 2025;

16 Whereas, pursuant to provisions of NJSA  
17 40A:11-12, municipalities are permitted to use the use  
18 of awarded New Jersey state contracts to purchase goods  
19 or services from approved vendors;

20 Whereas, pursuant to the provisions of NJSA  
21 52:32-6.2, municipalities are permitted to enter into  
22 cooperative purchasing agreements permitting the use of  
23 those awarded contracts;

24 Whereas, pursuant to the provisions of NJSA  
25 48:11-10 and NJSA 5:34-7.11, municipalities are

1 permitted to enter into cooperative purchasing  
2 agreements permitting the use of those awarded  
3 contracts;

4           Whereas, the Township of Nutley has  
5 previously approved membership in the following  
6 cooperative purchasing and pricing agreements and  
7 desires to continue to utilize them in 2026. These  
8 include the Essex County Cooperative Purchasing  
9 Program, the North Jersey Wastewater Cooperative  
10 Pricing System, the State of New Jersey Cooperative  
11 Purchasing Program, the National Cooperative Purchasing  
12 Programs, including U.S. Communities Government  
13 Purchasing Alliance, SourceWealth/National Joint Powers  
14 Alliance, Keystone Purchasing Networks, and HGACBuy.

15           Now, therefore, be it resolved by the Board  
16 of Commissioners of the Township of Nutley, County of  
17 Essex, State of New Jersey, that it hereby authorizes  
18 the purchasing agent to purchase goods and services  
19 from the New Jersey state contracts in the cooperative  
20 purchasing and pricing agreements listed above pursuant  
21 to all conditions of the individual contracts for the  
22 year 2026, commencing January 1, 2026, through December  
23 31, 2026.

24           So moved.

25           COMMISSIONER TUCCI: Second.

1 MADAM CLERK: Deputy Mayor Evans?

2 DEPUTY MAYOR EVANS: Aye.

3 MADAM CLERK: Commissioner Tucci?

4 COMMISSIONER TUCCI: Aye.

5 MADAM CLERK: Commissioner Scarpelli?

6 COMMISSIONER SCARPELLI: Aye.

7 MADAM CLERK: Commissioner Petracco?

8 COMMISSIONER PETRACCO: Aye.

9 MADAM CLERK: Mayor Kelly?

10 MAYOR KELLY: Aye.

11 DEPUTY MAYOR EVANS: My last resolution is a  
12 resolution of the governing body of the Township of  
13 Nutley, County of Essex, authorizing an increase in the  
14 bid threshold pursuant to NJSA 40A:11-3. Pursuant to  
15 NJSA 40A:11-3, the governor, in consultation with the  
16 state treasurer, has the authority to adjust the  
17 bidding -- the public bidding thresholds for  
18 contracting units subject to public contracting laws,

19 Whereas, effective July 1, the state  
20 treasurer increased the maximum bid threshold to  
21 \$53,000 for contracting units that have a qualified  
22 purchasing agent;

23 Whereas, the Township of Nutley in the County  
24 of Essex has a duly certified qualified purchasing  
25 agent, Denise Capone, who is authorized to work

1 contracts up to the maximum bid threshold;

2           Whereas, NJSA 40A:11-3 permits the governing  
3 body to increase the bid threshold by resolution for  
4 the execution of contracts without public bid when said  
5 contracts do not exceed the adjusted maximum amount;

6           Whereas, the governing body of the Township  
7 desires to take advantage of the increased bid  
8 threshold to officially procure goods and services;

9           Now, therefore, be it resolved by the Board  
10 of Commissioners of the Township of Nutley, County of  
11 Essex, State of New Jersey, that, one, the bid  
12 threshold for contracts awarded by the qualified  
13 purchasing agent is hereby increased to \$53,000  
14 effective September 16, 2025.

15           The qualified purchasing agent is authorized  
16 to work contracts in the aggregate not exceeding  
17 \$53,000 without public advertising for bids so long as  
18 all other provisions of public contracting law are  
19 followed.

20           Three, the qualified purchasing agent is  
21 further authorized to solicit competitive bid  
22 quotations for purchases that exceed 15 percent of the  
23 bid threshold, which is now set at \$7,950 without  
24 formal bidding provided all legal requirements are met.

25           And four, the municipal clerk is hereby

1 authorized and directed to file a copy of this  
2 resolution and the QPA certification with the director  
3 of the Division of Local Governmental Services in  
4 accordance with NJAC 5:34-5.4;

5 Be it further resolved that this resolution  
6 shall take effect immediately upon adoption.

7 So moved.

8 COMMISSIONER TUCCI: Second.

9 MADAM CLERK: Deputy Mayor Evans?

10 DEPUTY MAYOR EVANS: Aye.

11 MADAM CLERK: Commissioner Tucci?

12 COMMISSIONER TUCCI: Aye.

13 MADAM CLERK: Commissioner Scarpelli?

14 COMMISSIONER SCARPELLI: Aye.

15 MADAM CLERK: Commissioner Petracco?

16 COMMISSIONER PETRACCO: Aye.

17 MADAM CLERK: Mayor Kelly?

18 MAYOR KELLY: Aye.

19 DEPUTY MAYOR EVANS: I have just a few  
20 resolutions left, which are -- now, I'll read on behalf  
21 of Mayor Kelly.

22 Whereas, a raffle license application has  
23 been received from the following organization,  
24 Radcliffe School PTO, license number 56-25, on-premises  
25 50-50 cash raffle for Friday, October 17, 2025;

1           Whereas, the application has been reviewed  
2           and approved by the municipal clerk and the police  
3           department;

4           Now, therefore, be it resolved by the Board  
5           of Commissioners of the Township of Nutley, County of  
6           Essex, State of New Jersey, that the aforementioned  
7           license is hereby approved, and the municipal clerk is  
8           authorized to issue said license.

9           So moved.

10          COMMISSIONER TUCCI:    Second.

11          MADAM CLERK:   Deputy Mayor Evans?

12          DEPUTY MAYOR EVANS:   Aye.

13          MADAM CLERK:   Commissioner Tucci?

14          COMMISSIONER TUCCI:   Aye.

15          MADAM CLERK:   Commissioner Scarpelli?

16          COMMISSIONER SCARPELLI:   Aye.

17          MADAM CLERK:   Commissioner Petracco?

18          COMMISSIONER PETRACCO:   Aye.

19          MADAM CLERK:   Mayor Kelly?

20          MAYOR KELLY:   Aye.

21          DEPUTY MAYOR EVANS:   The last resolution for  
22          this evening is by Mayor Kelly on behalf of the Board  
23          of Commissioners.   A resolution of the Board of  
24          Commissioners authorizing the planning board of the  
25          Township of Nutley to conduct a preliminary

1 investigation of certain property within the township  
2 for potential redevelopment.

3           Whereas, NJSA 48:12- -- 12A-6 authorizes the  
4 governing body of any municipality, by resolution to  
5 have its planning board conduct a preliminary  
6 investigation to determine whether an area of  
7 municipality is a non-condemnation area in need of  
8 redevelopment, pursuant to the criteria contained in  
9 NJSA 40A:12A-5;

10           Whereas, the Board of Commissioners of the  
11 Township of Nutley considers it to be in the best  
12 interest of the township to have the township planning  
13 board conduct such an investigation of an area  
14 consisting of certain properties located in the  
15 township, which properties are identified as Block 102,  
16 Lot 9 on the official tax map of the Township of  
17 Nutley;

18           Whereas, the township views the property as  
19 potentially valuable for contributing to, serving, and  
20 protecting the public health, safety, and welfare for  
21 the promotion of smart growth within the township;

22           Whereas, the preliminary investigation will  
23 be designed to evaluate the area to determine whether  
24 the designation of property -- the property a non-  
25 condemnation area in need of redevelopment is



1 appropriate and in conformance with the statutory  
2 criteria contained in NJSA 48:12A-5; and

3           Whereas, the subject and --

4           Whereas, subject to the results of the  
5 preliminary investigation of the area -- the  
6 redevelopment area determination, if so made by the  
7 Board of Commissioners, shall authorize the township to  
8 use all those powers under the local redevelopment and  
9 housing law, except that such determination shall not  
10 permit the township to exercise the power of eminent  
11 domain to acquire any -- all or any portion of the  
12 property.

13           Now, therefore, be it resolved by the Board  
14 of Commissioners of Township of Nutley, one, the  
15 Planning Board of the Township is hereby directed to  
16 conduct a preliminary investigation to determine  
17 whether the aforementioned property constitutes a non-  
18 condemnation area in need of redevelopment according to  
19 the criteria set forth in NJSA 48:12A-5;

20           The Planning Board of the Township is hereby  
21 directed to study the area known as Block 102, Lot 9 on  
22 the official tax map of the Township to develop a map  
23 reflecting the boundaries of such proposed non-  
24 condemnation redevelopment area to provide public  
25 notice and conduct public hearings pursuant to NJSA

1 48:12A-6 and to draft a report and resolution to the  
2 Board of Commissioners containing its findings;

3 Three, the results of such preliminary  
4 investigation shall be permitted -- submitted to the  
5 Board of Commissioners for review and consideration in  
6 determining whether to declare the property a non-  
7 condemnation area in need of redevelopment in  
8 accordance with the provisions of NJSA 48:12A-1.

9 So moved.

10 COMMISSIONER TUCCI: Second.

11 MADAM CLERK: Deputy Mayor Evans?

12 DEPUTY MAYOR EVANS: Aye.

13 MADAM CLERK: Commissioner Tucci?

14 COMMISSIONER TUCCI: Aye.

15 MADAM CLERK: Commissioner Scarpelli?

16 COMMISSIONER SCARPELLI: Aye.

17 MADAM CLERK: Commissioner Petracco?

18 COMMISSIONER PETRACCO: Aye.

19 MADAM CLERK: Mayor Kelly?

20 MAYOR KELLY: Thank you, Deputy Mayor Evans.

21 Aye.

22 DEPUTY MAYOR EVANS: You're welcome, Mayor.

23 That concludes the formal portion of our  
24 meeting tonight. We now open up the meeting to public  
25 comment. After the public comment period, we will have

1 a need to go into executive session. Madam Clerk, for  
2 what areas?

3 MADAM CLERK: Do you want me to read the  
4 public comment? Read the public --

5 DEPUTY MAYOR EVANS: I just want to -- I just  
6 don't remember where we're going for, litigation and --

7 MADAM CLERK: Oh, we're going in for contract  
8 negotiations and litigation.

9 DEPUTY MAYOR EVANS: And litigation. And  
10 going in, we won't conduct any further business, so  
11 that the meeting will conclude. However, Madam Clerk,  
12 would you please read the public comment notice?

13 MADAM CLERK: Thank you. All persons  
14 addressing the Board of Commissioners regarding  
15 community concerns should approach the microphone,  
16 provide their name for the record. Unless further time  
17 is granted by the Board, each person shall limit their  
18 address to three minutes. All remarks to the Board and  
19 its individual members must be addressed to the Mayor.  
20 The Mayor may defer citizens' comments to the  
21 appropriate member of the Board.

22 DEPUTY MAYOR EVANS: Would anyone wish to  
23 approach the microphone in front for public comment  
24 this evening?

25 Seeing no one, I'd like to close public

1 comment period.

2 COMMISSIONER SCARPELLI: Move it.

3 COMMISSIONER PETRACCO: Second.

4 MADAM CLERK: Deputy Mayor Evans?

5 DEPUTY MAYOR EVANS: Aye.

6 MADAM CLERK: Commissioner Tucci?

7 COMMISSIONER TUCCI: Aye.

8 MADAM CLERK: Commissioner Scarpelli?

9 COMMISSIONER SCARPELLI: Aye.

10 MADAM CLERK: Commissioner Petracco?

11 COMMISSIONER PETRACCO: Aye.

12 MADAM CLERK: Mayor Kelly?

13 MAYOR KELLY: Aye.

14 DEPUTY MAYOR EVANS: Madam Clerk, would you  
15 read the executive session notice?

16 MADAM CLERK: Sure. Do we need a motion,  
17 please?

18 COMMISSIONER SCARPELLI: Move it.

19 MADAM CLERK: Second?

20 COMMISSIONER PETRACCO: Second.

21 MADAM CLERK: Thank you. Whereas Section 8  
22 of the Open Public Meeting Act, Chapter 231, Public Law  
23 1975, permits the exclusion of the public from meeting  
24 in certain circumstances, and

25 Whereas, the public bodies of the opinion

1     that such circumstances exist; and

2                 Whereas, the Board of Commissioners of the  
3     Township of Nutley in the County of Essex and State of  
4     New Jersey desires to proceed to closed executive  
5     session; and

6                 Now, therefore, be it resolved that the Board  
7     of Commissioners of the Township of Nutley move into  
8     closed executive session to discuss contract  
9     negotiations and litigation.

10                Be it further resolved that the time when  
11     such discussion may be disclosed to the public shall be  
12     when, and such disclosure may be made without adversely  
13     affecting the Township of Nutley's pending and or  
14     anticipated legal personnel, contractual matters, and  
15     other matters within the exceptions provided for by  
16     statute. This resolution shall take effect  
17     immediately.

18                MADAM CLERK: Deputy Mayor Evans?

19                DEPUTY MAYOR EVANS: Aye.

20                MADAM CLERK: Commissioner Tucci?

21                COMMISSIONER TUCCI: Aye.

22                MADAM CLERK: Commissioner Scarpelli?

23                COMMISSIONER SCARPELLI: Aye.

24                MADAM CLERK: Commissioner Petracco?

25                COMMISSIONER PETRACCO: Aye.

1 MADAM CLERK: Mayor Kelly?

2 MAYOR KELLY: Aye.

3 DEPUTY MAYOR EVANS: Need a motion to adjourn  
4 the --

5 COMMISSIONER SCARPELLI: Move it.

6 COMMISSIONER TUCCI: Second.

7 MADAM CLERK: Deputy Mayor Evans?

8 DEPUTY MAYOR EVANS: Aye.

9 MADAM CLERK: Commissioner Tucci?

10 COMMISSIONER TUCCI: Aye.

11 MADAM CLERK: Commissioner Scarpelli?

12 COMMISSIONER SCARPELLI: Aye.

13 MADAM CLERK: Commissioner Petracco?

14 COMMISSIONER PETRACCO: Aye.

15 MADAM CLERK: Mayor Kelly?

16 MAYOR KELLY: Aye.

17 MADAM CLERK: And the time is now 8:06.

18 (End of recording)

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## C E R T I F I C A T I O N

I, Alicia Jarrett, transcriber, hereby  
certify that the foregoing is a correct transcript from  
the recording provided.



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ALICIA JARRETT, AAERT NO. 428      DATE: October 22, 2025