

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, November 12, 2025**

Approved
12/3/25

A Special 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, 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 (via Zoom)
Mr. Smith – Present
Mr. Koribanick, Mayor's Designee – Present
Ms. Rempusheski - Present
Ms. Tangorra, Vice Chair – Excused
Mr. Kozyra – Present
Commissioner Scarpelli – Present
Mayor Kelly – Excused
Mr. Contella, Alternate – Excused
Dr. Marchese, Alternate – Present (sat for Tangorra)
Mr. Arcuti, Chair - Present

Meeting Minutes

The Meeting Minutes for the November 6, 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 November 6, 2025 Meeting Minutes, was approved by the Board.

New Business

382 Franklin Avenue - Proposed Mixed Use Building – Preliminary/Final Site Plan Application will be heard on December 3, 2025, as long as the Applicant has provided all of its paperwork on time.

Franklin Avenue Redevelopment and Rehabilitation Area Application

Nicolas Racioppi, Jr., Esq., Riker Danzig, Madison, NJ. Appeared on behalf of the Applicant, Nutley Town Center Urban Renewal Entity, LLC.

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.

Angela Kostelecky, Architect with Devereaux & Associates, 1477 Chainbridge Road, McLean, VA. Still under oath. She stated that she took the feedback provided at the time of her last appearance before the Board and implemented significant design modifications to enhance the character of the rear elevation in relationship to the single-family homes on Hillside Avenue to help anchor and define the corners, while adding visual relief to the rear facade. There will be additional building jogs at the transition points where they will go from brick to Hardie siding to break up the long wall surfaces. They will also vary the parapet heights to enhance the architectural character and reduce the perceived mass of the building. Although the rear elevation currently includes 40% brick coverage, they are still requesting relief from the 60% requirement. They have replaced 15 of the previously proposed 4th floor balconies with Juliet balconies each having just a railing in front of the glass doors. She wanted it noted that all of the balconies are inset into the unit, so they will not project beyond the building façade. They will also be adding privacy screens to the balconies. She introduced Ex. A-24, an updated material board.

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

Public Questions

Ian McGeown, 206 Hillside Avenue, had concerns regarding the balconies.

Frank Nora, 194 Hillside Avenue, had concerns regarding the balconies.

Bradley Kozelek, 198 Hillside Avenue, had concerns about the balconies and sound issues.

Jan Craft, 214 Hillside Avenue, had concerns regarding the rear exterior materials and the balconies.

Mike Craft, 2114 Hillside Avenue, had concerns regarding Juliet balcony specifics.

William Hamilton, Planner with Bowman Consulting, 6 Campus Drive, Parsippany. The Board accepted his credentials as an expert in his field. He stated that this project meets the core requirements of the Redevelopment Plan. He further stated that there are three deviations sought: (1) from Section 9A2-C – not providing building cladding material or brick on at least 60% of certain elevations of the structure. He believes that the revised elevation changes meet the required standards with minor deviations; (2) Section 8E10 – minimal relief for certain stormwater management requirements – they have complied with NJDEP requirements but are still asking for relief from Township requirements; and (3) Section 8F9-B – parking areas. They are looking for a C2 variance relief because there are 15 spaces, and they are asking for relief for not putting in an island for those last three spaces. And in the back, adjacent to the residence on Hillside Avenue, there are 13 spaces, and they are asking for relief for one space there. They can accommodate the additional landscape island which would reduce the surface parking by two spaces. Regarding the number of spaces in the garage they would not need relief on the number of spaces, but they feel it is important to have those outside spaces.

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

Public Questions

None

John Wichner, Traffic Engineer with Bowman Consulting. His credentials were accepted by the Board as being an expert in his field. He stated that the Township's expert, Mr. Klein, provided him with a letter dated September 4, 2025. In that letter he had two requests: (1) provision of truck turning templates on the plan for emergency services; and (2) trash trucks. Both have been fulfilled and deemed acceptable by Mr. Klein.

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

Public Questions

Jan Craft, 214 Hillside Avenue, had questions regarding left turn signage.

Mary Balitsos, 220 Hillside Avenue, had questions regarding traffic on Hillside Avenue.

Mike Craft, 2114 Hillside Avenue, had concerns regarding traffic accidents.

Frank Nora, 194 Hillside Avenue, had questions regarding traffic on Hillside Avenue.

Paul Ricci, Township's Planner. Stated he prepared a letter dated October 10, 2025 in which he had concerns that were since complied with. Overall, he found that the Applicant's plan meets the core requirements of the Redevelopment Plan.

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

Public Questions

None

Dipti Raja, Pennoni Associates, Township Engineer. She stated that Pennoni had several meetings with the Applicant's professionals and the final product meets the NJDEP requirements. She issued a letter dated November 3, 2025, and 80% of her comments have been satisfied with the remaining 20% to be addressed at a later date.

Numerous questions and/or comments were made by the following Board Members: Mr. Arcuti and Mr. Malfitano.

Public Questions

None

Board Comments

Commissioner Scarpelli, Ms. Kucinski, Mr. Malfitano, Mr. Koribanik, Ms. Rempusheski, Mr. Smith, Dr. Marchese, Mr. Del Tufo, Mr. Arcuti and Mr. Kozyra.

A motion was made to approve the Franklin Avenue project of Block 3100, Lots 28, 29, 30, 32, 33, 34, 35, and 37, including 537 Franklin Avenue and 517, 521, and 525 Franklin Avenue, with deviations and conditions as set forth on the record:

Mr. Malfitano – Yes
Mr. Del Tufo, Secretary – Yes
Mr. Smith – Yes
Mr. Koribanik - Yes
Ms. Rempusheski - Yes
Commissioner Scarpelli – Yes
Mr. Arcuti, Chair –Yes

Old Business

None

Workshop Issues

None

Committee/Sub-Committee Reports

None

Counsel's Report

None

Public Comments

None

The meeting concluded at 10:02 p.m.

The next meeting is scheduled for Wednesday, December 3, 2025 at 7:00 p.m.