

In The Matter Of:

In Re: Nutley Board of Commissioners

Transcript of Proceedings

November 5, 2025



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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: 11/5/2025

9
10 BOARD OF COMMISSIONERS:

11 JOHN V. KELLY, III, MAYOR

12 JOSEPH P. SCARPELLI, COMMISSIONER

13 THOMAS J. EVANS, COMMISSIONER

14 ALPHONSE PETRACCO, COMMISSIONER

15
16 Also Present:

17 JONATHAN BRUNO, TOWNSHIP ATTORNEY

18

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1 (Recording begins)

2 DEPUTY MAYOR EVANS: Eleni, are you ready?

3 MADAM CLERK: Yes, Deputy Mayor.

4 DEPUTY MAYOR EVANS: All right. Please read
5 the notice.

6 MADAM CLERK: Thank you.

7 Board of Commissioners public meeting agenda
8 for Wednesday, November 5, 2025. The time is now
9 7:03 p.m. Pursuant to the requirements of the Open
10 Public Meeting Act, Chapter 231, Public Law 1975,
11 notice of this meeting was published in the
12 November 21st, 2024 issues of The Nutley Sun, The
13 Herald News and The Star Ledger. A copy of this notice
14 has been posted on the Nutley Town Hall bulletin board
15 and a copy is on file in the Municipal Clerk's office.

16 Deputy Mayor Evans?

17 DEPUTY MAYOR EVANS: Here.

18 MADAM CLERK: Commissioner Tucci's absent
19 excused. 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: Minutes. We have board of

1 Commissioner meeting minutes for October 7th, 2025. I
2 need a motion, please.

3 COMMISSIONER SCARPELLI: Move it.

4 COMMISSIONER PETRACCO Second.

5 MADAM CLERK: Deputy Mayor Evans.

6 DEPUTY MAYOR EVANS: 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: Let's move on to
14 communications.

15 MADAM CLERK: Thank you. We have three this
16 evening. The Nutley Chamber of Commerce has submitted
17 an event application for their 63rd annual Santa's
18 arrival at the Nutley High School park oval on Friday,
19 November 28th, 2025, between 1 p.m. and 3 p.m. The
20 VanRiper House and Terra Costa LLC, trading as Veritage
21 Brew Works, has submitted a joint event application for
22 their Yuletide Festival to be held on Saturday,
23 December 6th, 2025 at 491 River Road from 12 p.m. till
24 5 p.m. The rain date is Sunday, December 7th, 2025.
25 Terra Costa has also submitted an application for a

1 limited brewery off premise permit for their Yuletide
2 event listed above. Motion, please.

3 COMMISSIONER SCARPELLI: Move it.

4 COMMISSIONER PETRACCO: Second.

5 MADAM CLERK: Deputy Mayor Evans.

6 DEPUTY MAYOR EVANS: 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 MADAM CLERK: And that's it for
14 communications.

15 DEPUTY MAYOR EVANS: I see in reports that
16 Commissioner Tucci has a report for the Shade Tree
17 Department for the month of October. Let's move on to
18 bills.

19 MADAM CLERK: Thank you. Bill list for
20 November 5th, 2025: Public Affairs \$13,926.70; Revenue
21 and Finance \$7,902,015.98; Public Safety \$55,173.15;
22 Public Works \$101,078.77; Parks and Public Property
23 \$917,205.10; Water and Sewer Utility \$57,380.31.

24 Payroll as of October 24th: Regular Payroll Total
25 \$982,185.33, Overtime Payroll Total \$57,956.44, Total

1 Payroll \$1,040,141.77; for a grand total of
2 \$10,086,921.78.

3 DEPUTY MAYOR EVANS: Move the bills.

4 COMMISSIONER PETRACCO: Second.

5 MADAM CLERK: Deputy Mayor Evans.

6 DEPUTY MAYOR EVANS: 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: (Indiscernible.)

13 DEPUTY MAYOR EVANS: I'm sorry, John, can you
14 repeat that?

15 MAYOR KELLY: Aye.

16 DEPUTY MAYOR EVANS: Thank you.

17 MADAM CLERK: Thank you. And that's it for
18 bills. Deputy Mayor.

19 DEPUTY MAYOR EVANS: Thank you. Let's move
20 on to public comment on agenda items only. Is there
21 anyone here today who wish to comment on our agenda
22 items at this time?

23 MADAM CLERK: This is only for something
24 that's on the agenda for tonight.

25 DEPUTY MAYOR EVANS: Okay. We'll get there.

1 Seeing no one, Board of Commissioner announcements.

2 COMMISSIONER PETRACCO: I could go first.

3 DEPUTY MAYOR EVANS: You can.

4 COMMISSIONER PETRACCO: Thank you so much.

5 You have a big audience tonight and I'd like to thank
6 you.

7 I'd like to just thank everyone in public
8 safety. You know, I always say this throughout the
9 town. All of us do a great job in our departments.
10 You know, we're -- parks and rec, they had their
11 Halloween night. We had trunk and treat at public
12 safety. It takes a tremendous effort. We had probably
13 over a thousand kids there. And it's great because
14 it's a safe place to trick or treat and all that stuff.
15 And we always try to make announcements at that event
16 to make sure on Halloween, you know, if you're out
17 after dark, to, you know, make sure you have a
18 flashlight, things like that, so people could see you.
19 So that was a great event in public safety.

20 The second thing I want to say is I want to
21 thank all the residents up on Prospect Street also.
22 The contribution they make for Halloween candy, I mean,
23 people give over -- out over 1,500 pieces of candy at
24 some of those houses. So that's really honorable of
25 them to do that.

1 And I really want to give a special thanks to
2 public safety because the job that they did throughout
3 the town, having all the crossing guards out that
4 night, blocking off streets, you know, with the
5 Prospect Street event, you know, really, really -- I
6 walked through Prospect Street and I walked through --
7 well, I didn't walk through, but I drove through a lot
8 of the streets, really, just having crossing guards
9 out.

10 I want to thank our fire department. You
11 know, usually our fire department are there for EMT
12 services and, you know, for putting out fires and calls
13 like that. Even the fire department went out to help
14 block off roads and even our EMTs or ambulances were
15 out there blocking off road systems. So it was just
16 really nice to see all of the town workers, if it was
17 other departments as well as public safety, also doing
18 a great job. I mean, but to have an all-out night in
19 public safety where everybody got involved to ensure
20 the safety of our kids, it was just something in the
21 all the years that I'm up here, it was really nice to
22 see that everybody was well on board about keeping our
23 kids safe. And thank God there was no incidents. And
24 you know, I just want to thank them again.

25 Thank you, Deputy Mayor.

1 DEPUTY MAYOR EVANS: Well said. I think
2 congratulations are well warranted. Obviously, your
3 leadership is there making sure people do what they
4 need to do. And it's important that in public safety,
5 not only do we demonstrate our ability to respond to an
6 emergency, but also be there to be friendly and open
7 WITH the public. So it's very valuable to do. So
8 nicely done as always.

9 Mayor Kelly.

10 MAYOR KELLY: Yes, thank you. I know one of
11 the things that's concerning a lot of people,
12 especially this month, is the funding of SNAP food
13 benefits. And I just want to say that we, as a
14 township, will always come together and make sure that
15 anyone in need has whatever they need to survive. And
16 I just wanted to give a reminder that's maybe more
17 poignant this year than most years is that we're doing
18 our annual Veterans Day ruck march. We're doing it
19 twice this year, once on November 8th, 2025, at 10
20 a.m., a more intense pace, and then again on November
21 11th immediately following the Veterans Day ceremony
22 which is at 11 a.m. for a moderate pace event.

23 For those of you unfamiliar with a ruck
24 march, it's a march with a weighted backpack to
25 commemorate with soldiers, Marines, sailors, airmen

1 have to do because, you know, the fight doesn't always
2 come to you. You got to go to the fight and carry all
3 your gear. And the suggested weight for those
4 backpacks is 22 canned goods. The 22 represents the 22
5 veterans a day to take their own lives. And those
6 canned goods will be immediately donated to the Nutley
7 service food pantry.

8 And there's other ways you can get involved
9 too: You can make monetary donation to any food
10 pantry, donate grocery gift cards, host a food drive at
11 your nearby workplace or school, support the Nutley
12 High School football team in their food drive at Nutley
13 Family Service Bureau on November 15th, and share your
14 free turkey at ShopRite for those in need.

15 And lastly, it's starting to get a little
16 chilly out. The Department of Public Affairs will be
17 partnering with Nutley Pride for a coat drive. If you
18 have any unused or coats that you don't want anymore,
19 please consider donating them at the Department of
20 Public Affairs. We'll be collecting them in
21 conjunction with the Nutley Pride organization.

22 Thank you.

23 DEPUTY MAYOR EVANS: That's great, Mayor.
24 It's wonderful that we're doing all those things. I
25 would add I spoke to the Nutley Family Service Bureau

1 today. In addition to what we -- you know, the town
2 always does a wonderful job when it comes to
3 Thanksgiving with providing meals. What they had
4 shared with me was that their concern is that they
5 won't have enough food to provide balanced meals for
6 the residents that need it. And we're seeing an
7 increase in the volume of requests. Balance meaning
8 that providing, you know, a food basket that has
9 protein in it, vegetables, fruits, other things that go
10 with a balanced diet in smaller sizes that they can be
11 broken up and divided for families.

12 So I would echo everything you said, Mayor,
13 and just put a point, it's a time not just to think
14 about Thanksgiving, but to make sure that we're doing
15 everything we can. And just as you said, those gift
16 cards can go a long way simply because the food bank is
17 equipped to go purchase the things that they need in
18 the sizes that they need to make sure that it actually
19 gets maximum benefit. So I echo everything that you
20 raised.

21 I don't see any ordinances tonight. Let's
22 move on to resolutions.

23 Commissioner Scarpelli, would you and
24 Commissioner Petracco divide up Commissioner Tucci's?

25 COMMISSIONER SCARPELLI: Yeah, I'll take the

1 first five, Deputy Mayor.

2 Whereas the Department of Parks and Public
3 Property determined, due to unforeseen circumstances,
4 families had to cancel participation in programs
5 offered, whereas Department of Parks and Public
6 Property has determined a need to refund families, and
7 therefore being resolved by the Board of Commissioners,
8 Township of Nutley, County of Essex, State of New
9 Jersey that Treasurer Ian is hereby authorized refund
10 payments for recreation programs in the amounts listed
11 below. I move the resolution.

12 COMMISSIONER PETRACCO: Second.

13 MADAM CLERK: Deputy Mayor Evans?

14 DEPUTY MAYOR EVANS: 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 COMMISSIONER SCARPELLI: Be it resolved the
22 Board of Commissioners, Township of Nutley, County of
23 Essex, State of New Jersey, the Township Clerk is
24 hereby authorized to advertise for seal bids for
25 surplus equipment that is no longer in use by the

1 Township. The equipment and vehicles are listed below:
2 One, the 2020 Can-Am Defender; two, 2012 GMC Canyon.

3 Be it further resolved above equipment is
4 available for inspection on weekdays between 7 a.m. and
5 2 p.m.;

6 Be it further resolved that the equipment is
7 to be sold "as is" and "where is" and bids are to be
8 received on Tuesday, November 25th, 2025 by 11 a.m.
9 prevailing time in the Commission Chambers, Township
10 Hall, 1 Kennedy Drive, Nutley, New Jersey at which time
11 they will be publicly opened and read.

12 Move the resolution.

13 COMMISSIONER PETRACCO: Second.

14 MADAM CLERK: Deputy Mayor Evans.

15 DEPUTY MAYOR EVANS: 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: Whereas this

23 Department of Parks and Public Property has determined

24 that there is a need to contract for electrical

25 services as a Fair And Open Contract Process pursuant

1 to the N.J.S.A. 19:441-20.4; and

2 Whereas the Municipal Clerk is hereby
3 authorized and directed to advertise for sealed bids
4 for electrical services;

5 Now, therefore, be it resolved by the Board
6 of Commissioners, Township of Nutley, County of Essex,
7 State of New Jersey, that seal bids shall be due on
8 Tuesday November 25th, 2025 at 11 a.m. prevailing time
9 addressed to Municipal Clerk, Nutley Township Hall, 1
10 Kennedy Drive, Nutley, New Jersey at which time they'll
11 be publicly open and read.

12 Move the resolution.

13 COMMISSIONER PETRACCO: Second.

14 MADAM CLERK: Deputy Mayor Evans?

15 DEPUTY MAYOR EVANS: 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: Whereas the
23 Department of Parks and Public Property has determined
24 the need to bid for recreation uniforms, equipment and
25 supplies as a Fair And Open Contract Process pursuant

1 to N.J.S.A. 19:44-20.4; and

2 Whereas the Municipal Clerk is hereby
3 authorized and directed to advertise for seal bids for
4 recreation uniforms, equipment and supplies;

5 Now, therefore, be it resolved by the Board
6 of Commissioners, Township of Nutley, in the County of
7 Essex that the Township Clerk is authorized to
8 advertise for sealed bids for recreation uniforms,
9 equipment, and supplies, and that the bids should be
10 due on Tuesday, November 25th, 2025 at 11 a.m.
11 prevailing time addressed to the Municipal Clerk,
12 Nutley Township, 1 Kennedy Drive, Nutley, New Jersey,
13 at which time they will be publicly opened and read.

14 Move the resolution.

15 COMMISSIONER PETRACCO: Second.

16 MADAM CLERK: Deputy Mayor Evans.

17 DEPUTY MAYOR EVANS: 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: Whereas the
25 Department of Parks and Public Property has a need to

1 acquire the services of a Qualified Tree Removal
2 Service Supplies as a Fair And Open Contract Process
3 pursuant to N.J.S.A. 19:441-20.4; and

4 Now, therefore, be it resolved by the Board
5 Commissioners, Township of Nutley, County of Essex,
6 State of New Jersey, that the Township Clerk is hereby
7 authorized to advertise for sealed bids for the removal
8 of township trees throughout the town, and said bids
9 shall be due by Tuesday, November 25th, 2025 at 11 a.m.
10 prevailing time, addressed to the Municipal Clerk,
11 Nutley Township Hall, 1 Kennedy Drive, Nutley, New
12 Jersey, at which time they will be publicly opened and
13 read.

14 I move the resolution.

15 COMMISSIONER PETRACCO: Second.

16 MADAM CLERK: Deputy Mayor Evans.

17 DEPUTY MAYOR EVANS: 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: That's the first
25 five, Deputy Mayor.

1 DEPUTY MAYOR EVANS: Thank you. .

2 COMMISSIONER PETRACCO: Whereas a resolution
3 was adopted on February 18th, 2025, awarding a contract
4 to Advanced Mechanical Corp, 9 Falstrom Court, Passaic,
5 New Jersey; and whereas the agreement entered into on
6 the bid specifications between Advanced Mechanical
7 Corp. and the Township of Nutley on January 1st, 2025
8 was for a period of one year, with option to be
9 extended, not to exceed two years; and

10 Whereas, funds are available in Account
11 Number 6-01-508-200 not to exceed 30,000 and Capital
12 Ordinance Number 3594 in the amount of 90,000 for the
13 year, pending adoption of the 2026 Municipal Budget,
14 and have been certified by the Chief Financial Officer,
15 said certification being attached to this resolution;

16 Now, therefore, be it resolved that the
17 Township of Nutley renew the contract with Advanced
18 Mechanical Corp. -- I'm sorry, it was 9 Falstrom Court,
19 Passaic, New Jersey for heating, air condition, and
20 refrigeration services and purchase, pursuant to the
21 previously signed agreement.

22 I move it.

23 COMMISSIONER SCARPELLI: Second.

24 MADAM CLERK: Deputy Mayor Evans.

25 DEPUTY MAYOR EVANS: 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: Whereas a resolution
8 was adopted on February 18th awarding a contract to
9 Essex County All Clear, LLC, 54 Greylock Ave.,
10 Belleville, New Jersey; and

11 Whereas, the agreement entered into on the
12 bid specifications between Essex County All Clear, LLC,
13 and the Township of Nutley on January 1st, 2025 for a
14 period of one year, with the option to be extended, not
15 to exceed two years; and

16 Whereas, funds are available from Account
17 Number 6-01-508-200 not to exceed 10,000 and Capital
18 Ordinance Number 3594 in the amount of 80,000 for the
19 year, pending adoption of 2026 Municipal Budget, and
20 have been certified by Chief Financial Officer, said
21 certification being attached to this resolution; and

22 Now, therefore, be it resolved that the
23 Township of Nutley renew the contract with Essex County
24 All Clear, LLC, 54 Greylock Ave., Belleville, New
25 Jersey for plumbing pursuant to the previously signed

1 agreement.

2 I move it.

3 COMMISSIONER SCARPELLI: Second.

4 MADAM CLERK: Deputy Mayor Evans.

5 DEPUTY MAYOR EVANS: 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: Aye.

12 COMMISSIONER PETRACCO: Whereas a resolution
13 was adopted on February 18 awarding a contract to
14 Gabriele Roofing and Siding, Inc., 125 Kenzel Ave.,
15 Nutley, New Jersey; and

16 Whereas, the agreement entered into on the
17 bid specifications between Gabriele Roofing and Siding,
18 Inc. and the Township of Nutley on February 18th, 2025,
19 was the period for one year, with the option to be
20 extended, not to exceed two years; and

21 Whereas, funds are available from Account
22 Number 6-01-508-200 in the amount of \$10,000 and
23 Capital Ordinance Number 3594 in the amount of 90,000
24 pending adoption of the 2026 Municipal Budget, not to
25 exceed 100,000 for the year, and have been certified by

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

3 Now, therefore, be it resolved that the
4 Township of Nutley renew the contract Gabriele Roofing
5 and Siding, Inc., 125 Kenzel Ave., Nutley, New Jersey,
6 pursuant to the previously signed agreement.

7 I move it.

8 COMMISSIONER SCARPELLI: Second.

9 MADAM CLERK: Deputy Mayor Evans.

10 DEPUTY MAYOR EVANS: 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 COMMISSIONER PETRACCO: Be it resolved by the
18 Board of Commissioners of the Township of Nutley,
19 County of Essex, New Jersey that accordance with the
20 provisions of R.S. 40A:4-58, the following transfers of
21 appropriation in the 2025 budget be and the same are
22 hereby authorized and approved: From Health Insurance,
23 5-01-526-242 \$150,000 to Utilities Electric O/E,
24 5-01-529-200 for an amount of 150,000. I move it.

25 COMMISSIONER SCARPELLI: Second.

1 MADAM CLERK: Deputy Mayor Evans.

2 DEPUTY MAYOR EVANS: Aye.

3 MADAM CLERK: Commissioner Scarpelli.

4 COMMISSIONER SCARPELLI: Aye..

5 MADAM CLERK: Commissioner Petracco.

6 COMMISSIONER PETRACCO: Aye.

7 MADAM CLERK: Mayor Kelly.

8 MAYOR KELLY: Aye.

9 COMMISSIONER SCARPELLI: Thank you,
10 Commissioners. John, I'll do mine and then you'll.
11 Then you'll go. Okay?

12 MAYOR KELLY: Okay.

13 DEPUTY MAYOR EVANS: My first resolution is
14 for a veterans exemption for total disability. Just in
15 light of the fact that Veterans Day is next week, I've
16 been reading these into the record, and we've been
17 adopting these for as long as I've been a commissioner,
18 which has been 23 years. I just want to acknowledge
19 that, you know, every time this comes up, this board
20 has unanimously voted and authorized these exemptions,
21 recognizing the service and the sacrifice that our
22 veterans have made. So just in light of the fact that
23 Veterans Day is next week, I think it's worth
24 mentioning that we consistently do that as a combined
25 board.

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

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

14 Now, therefore, be it resolved by the Board
15 of Commissioners of the Township of Nutley, County of
16 Essex, State of New Jersey, that Anthony Santoro be
17 granted full exemption from the payment of property
18 taxes from October 16, 2025, and all subsequent years
19 thereafter on the property identified as Block 4103,
20 Lot 8, also known as 15 Tennis Place.

21 I so move.

22 COMMISSIONER SCARPELLI: Second.

23 MADAM CLERK: Deputy Mayor Evans.

24 DEPUTY MAYOR EVANS: 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. And thank you for your
6 service.

7 DEPUTY MAYOR EVANS: Whereas, the Township of
8 Nutley has a need to acquire the services of a
9 professional real estate appraiser to assist with real
10 estate appraisals, tax appeals and tax court
11 appearances, and to complete the necessary procedures
12 to ensure the capture of added assessments arising from
13 ongoing improvement activities in the Township of
14 Nutley as a non-fair and open contract pursuant to the
15 provisions of N.J.S.A. 19:44A-20.5; and

16 Whereas, the Tax Assessor has determined and
17 certified in writing that the aggregate services
18 provided by the vendor for the year will exceed
19 \$17,500; and

20 Whereas, Hendricks Appraisal, LLC, 7 Hutton
21 Ave., West Orange, New Jersey has submitted a fee
22 schedule for providing such services, the total of
23 which is not to exceed \$25,000, and this was negotiated
24 as a reduction of \$10,000 over the previous year;

25 Whereas, the anticipated term of this

1 contract is for 12 months from January 1, 2026 through
2 December 31st, 2026; and

3 Whereas funds will be available from Account
4 Number 6-01-204-205, and will be certified by the Chief
5 Financial Officer, subject to the adoption of the 2026
6 Budget; and

7 Whereas Hendricks Appraisal has completed and
8 submitted a Business Entity Disclosure Certification
9 which certifies that they have not made any reportable
10 disqualifying contributions to a political or candidate
11 committee in the Township of Nutley in the previous one
12 year, and that the contract will prohibit them from
13 making any reportable contributions through the term of
14 the contract; and

15 Whereas the Business Entity Disclosure
16 Certification and Determination of Value be placed on
17 file with this resolution;

18 Now, therefore, be it resolved that the Board
19 of Commissioners of the Township of Nutley, authorizes
20 the Mayor to enter into a contract with the Municipal
21 Clerk for Hendricks Appraisal company, LLC in an amount
22 not to exceed \$25,000.

23 So moved.

24 COMMISSIONER PETRACCO: Second.

25 MADAM CLERK: Deputy Mayor Evans.

1 DEPUTY MAYOR EVANS: 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 DEPUTY MAYOR EVANS: My next resolution is
9 similar for the municipality when we have to do tax
10 court appeals and we need to be represented by an
11 attorney. So this is a non-fair and open contract
12 pursuant to the provisions of N.J.S.A. 19:44A-20.5.

13 Whereas Joseph McGlone, Esq. of the Law Firm
14 of O'Toole Scrivo, LLC, located at 14 Village Park
15 Road, Cedar Grove, New Jersey has submitted a fee
16 schedule for providing such services, the total of
17 which is not to exceed \$42,000.

18 The anticipated term of the contract is
19 January 1, 2026 through December 31st, 2026;

20 Whereas, the Law Firm of O'Toole Scrivo has
21 completed and submitted a Business Entity Disclosure
22 Certification which certifies that they have not made
23 any reportable disqualifying contributions to a
24 political or candidate committee in the Township of
25 Nutley in the previous one year, and that the contract

1 will prohibit them from making any reportable
2 contributions through the term of the contract;

3 Whereas, funds are available in the account
4 6-01-204-200 will be certified by the Chief Financial
5 Officer subject to the adoption of the 2026 Budget;

6 Now, therefore, be it resolved, by the Board
7 of Commissioners of the Township of Nutley, County of
8 Essex, State of New Jersey that the Mayor and Municipal
9 Clerk are hereby authorized to enter into a contract
10 with Joseph McGlone, Esq. as a Professional Service in
11 an amount not to exceed \$42,000;

12 Be it further resolved that a copy of this
13 Resolution, as well as the contract, shall be placed on
14 file with the Clerk of the Township; and a notice in
15 accordance with the Public Contracts Law of New Jersey
16 in the form attached hereto shall be published in the
17 Nutley Sun.

18 So move.

19 COMMISSIONER PETRACCO: Second.

20 MADAM CLERK: Deputy Mayor Evans.

21 DEPUTY MAYOR EVANS: 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: Sorry, some technical
3 difficulties unmuting. Aye.

4 DEPUTY MAYOR EVANS: WHEREAS, there exists a
5 continuing need by the Board of Commissioners of the
6 Township of Nutley for legal counsel to provide legal
7 services related to the Township's affordable housing
8 requirements through a non-fair and open contract
9 pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

10 Whereas, Inglesino & Taylor, 600 Parsippany
11 Road, Suite 204, Parsippany has ably and continuously
12 provided these services and has provided a fee
13 schedule, which reflects no changes for the period
14 January 1, 2026 through December 31st, 2026 as follows:
15 an attorney on staff shall be paid an hourly rate of
16 \$215 for legal services and \$100.00 for services
17 performed by a paralegal;

18 Total amount for services rendered pursuant
19 to this Resolution shall not exceed \$15,000 in the
20 aggregate, which amount shall not include any fees to
21 be reimbursed via developer escrows or otherwise; and

22 Whereas, funds are available for this purpose
23 from the COAH Trust Account and Certification -- the
24 Account T-26-909-902 and a Certification of funds has
25 been provided by the Chief Financial Officer; and

1 Whereas, John Inglesino has completed and
2 submitted a Business Entity Disclosure Certification
3 which certifies that he and the firm have not made any
4 disqualifying reportable contributions to a political
5 candidate or candidate committee in the Township in the
6 previous one year that would violate either N.J.S.A.
7 19:44A-20.5, or the Township's Local Unit Pay or the
8 New Jersey Election Law Enforcement Commission
9 disclosure requirements, and that the contract will bar
10 John Inglesino of Inglesino & Taylor and the other
11 attorneys that work for the Township from making any
12 reportable contributions through the term of the
13 contract; and

14 Now, therefore, be it resolved, that the
15 Board of Commissioners of the Township of Nutley
16 in accordance with the Local Public Contracts Law, do
17 hereby authorize the Mayor and Clerk to execute, seal
18 and deliver a contract to John P. Inglesino, of the
19 firm of Inglesino & Taylor, LLC pursuant to the
20 provisions of N.J.S.A. 19:44A-20.5, for an amount not
21 to exceed \$15,000.00, at the stated hourly rates for
22 the 12-month period noted above;

23 Be it further resolved, this Resolution shall
24 be published as required by law and that the Business
25 Disclosure Entity Certification and Business Entity

1 Disclosure of Campaign Contributions shall be placed on
2 file with this Resolution.

3 So moved.

4 COMMISSIONER PETRACCO: Second.

5 MADAM CLERK: Deputy Mayor Evans.

6 DEPUTY MAYOR EVANS: 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: This resolution, the
14 next one, is a resolution of the Township and on behalf
15 of all of the Board for authorizing engagement of
16 Inglesino & Taylor as counsel for the Township
17 concerning compliance, procedural, and general legal
18 issues principally related to Open Public Records Act,
19 ("OPRA"), under N.J.S.A. 47:1A-1.1, et
20 seq., and Open Public Meetings Act, N.J.S.A. 10:4-6, et
21 seq., otherwise known as "OPMA", and other general
22 legal matters as may be determined and directed by the
23 township attorney;

24 Whereas, the above needs are for certain
25 specified professional services to be rendered or

1 performed by a person or persons authorized by law to
2 practice a recognized profession, whose practice is
3 regulated by law within the meaning of N.J.S.A.

4 20A:11-1,;

5 Whereas, the performance of said professional
6 services requires knowledge of an advanced type in a
7 field of learning acquired by a prolonged formal course
8 of specialized training study, as determined from
9 general academic instruction or apprenticeship and
10 training;

11 Whereas, funds are available for this purpose
12 from Account No. 6-01-012-205, subject to the
13 adoption of the 2026 municipal, and a Certificate of
14 Availability of Funds has been filed by the Chief
15 Financial Officer of the Township of Nutley in
16 accordance with the Local Public Budget Law;

17 Whereas, services rendered pursuant to this
18 Resolution shall not exceed \$75,000, which is not a
19 change. It's the same amount for '26 as it was in '25;

20 Whereas, Inglesino & Taylor, they have
21 completed the Business Entity Disclosure as stated
22 previously; and

23 Now, therefore, be it resolved by the Board
24 of Commissioners of the Township of Nutley, in
25 accordance with Local Public Contract Law, does hereby

1 authorize and approve the award of a professional
2 services contract to the firm of Inglesino & Taylor
3 pursuant to a non-fair and open process in
4 accordance with the provisions of N.J.S.A. 19:44A-20.5,
5 as legal counsel in accordance with a contract for
6 professional services, which shall provide that the
7 legal counsel or any attorney on staff shall be paid an
8 hourly rate of \$215 for legal services by attorneys and
9 an hourly rate of \$100 for paralegals or law clerks;

10 Further resolved that the Chief Financial
11 Officer has executed a Certification of Funds for the
12 contract and that sufficient funds will be available
13 for said contract subject to the adoption of the 2026
14 Budget; and

15 Further resolved that the services rendered
16 pursuant to this Resolution shall not exceed \$75,000 in
17 the aggregate; and

18 Further resolved, the anticipated term of
19 this contract is 12 months, beginning January 1, 2026
20 through December 31st, 2026; and

21 Further resolved that the Mayor and Township
22 Clerk are hereby authorized and directed to execute,
23 seal and deliver said contract for professional
24 services on behalf of and in the name of the Township;
25 and

1 Further resolved that the Business Disclosure
2 Entity Certification and Business Entity Disclosure of
3 Campaign Contributions shall be placed on file with
4 this Resolution;

5 Further resolved that a copy of this
6 Resolution shall be published as required by law within
7 ten days of its passage.

8 So moved.

9 COMMISSIONER PETRACCO: Second.

10 MADAM CLERK: Deputy Mayor Evans.

11 DEPUTY MAYOR EVANS: 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 DEPUTY MAYOR EVANS: Thank you.

19 Mayor, you're up.

20 MAYOR KELLY: Thank you, Deputy Mayor.

21 The first one I have on this evening is
22 Resolution Number -- that can't be right. I'll skip
23 the resolution number.

24 Whereas -- this is on behalf of the entire
25 Board of Commissioners.

1 Whereas the Board of Commissioners have
2 unanimously agreed to continue to allow a 14 holidays
3 -- 14-day Holiday Schedule for 2026; and

4 Whereas, in 2026, the holiday schedule will
5 continue to include one floating holiday where Township
6 employees will have the ability to choose between
7 either Juneteenth on June 19, 2026 or Election Day on
8 November 3rd, 2026; and

9 Whereas, to allow sufficient time to
10 accommodate this flexibility, all employees shall
11 notify and obtain approval from their department head
12 by April 30th, 2026 as to their elected holiday; and

13 Whereas, where multiple requests are made for
14 a given holiday, seniority rules will apply to ensure
15 that the Township shall maintain necessary service
16 levels for our residents;

17 Whereas, holidays do not accumulate and
18 cannot be carried forward to a subsequent year;

19 Whereas, holiday schedules as negotiated in
20 our respective collectively bargained labor contracts
21 shall take precedence over the Holiday Schedule
22 contained therein.

23 And, therefore, be it resolved by the Board
24 of Commissioners of the Township of Nutley, County of
25 Essex, State of New Jersey that the following days

1 shall be considered paid holidays, and the list of
2 holidays is attached to the resolution.

3 I move the resolution.

4 COMMISSIONER SCARPELLI: Second.

5 MADAM CLERK: Deputy Mayor Evans.

6 DEPUTY MAYOR EVANS: 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 The next one I have on this evening is also a
14 one by the entire Board of Commissioners. This is the
15 2026 Board of Commissioners Public Meeting Schedule.

16 Be it resolved, in accordance with the Open
17 Public Meeting Act, Chapter 231, Public Law 1975, the
18 public meetings of the Board of Commissioners of the
19 Township of Nutley, County of Essex, State of New
20 Jersey are held the first and third Tuesday of every
21 month.

22 Please take notice that the public meetings
23 for the year 2026 will be held on the following dates
24 in the Third Floor Commission Chambers of the Township
25 of Nutley Municipal Building, located at One

1 Kennedy Drive, at 7 p.m., at which time formal action
2 may be taken.

3 Please take notice, the Governing Body of the
4 Township, County of Essex, and State of New Jersey may
5 require an Executive Session at any given meeting
6 listed below. In accordance with N.J.S.A. 10:4-12, the
7 governing body will adopt a resolution at an open
8 meeting indicating the reasons for going into an
9 Executive Session. No action will be taken in
10 Executive Session.

11 Please take further notice, the Board of
12 Commissioners of the Township of Nutley may hold an end
13 of the year meeting on Wednesday, December 31st, 2026
14 at 9 a.m., Township of Nutley Municipal Building, Third
15 Floor Commission Chambers, One Kennedy Drive. Formal
16 action may be taken.

17 The listed dates for commission meetings are
18 attached to the resolution.

19 I move the resolution.

20 COMMISSIONER SCARPELLI: Second.

21 MADAM CLERK: Deputy Mayor Evans.

22 DEPUTY MAYOR EVANS: 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 The next one I have on for this evening is
5 designating November as Diabetes Awareness Month.

6 Whereas, according to the International
7 Diabetes Federation, 11.1 percent of the U.S. adult
8 population aged 20 to 79 years will have diabetes,
9 which translates to approximately 59 million people;

10 Whereas, 90 percent of that population will
11 have Type 2 diabetes and 10 percent will have Type 1
12 diabetes;

13 Whereas the percentage of Americans with
14 diabetes age 65 and older remains high at 29.3 percent
15 or 1.2 million cases are diagnosed every year;

16 Whereas, in New Jersey approximately 9.5 to
17 10.5 or 746,400 to 792,400 individuals have been
18 diagnosed with diabetes;

19 Whereas, the theme of this year's World
20 Health Organization today is "diabetes across life
21 stages" emphasizing that every person living with
22 diabetes should have access to integrated care,
23 supportive environments and policies that promote
24 health, dignity and self-management;

25 Now, therefore, be it resolved, that the

1 Board of Commissioners of the Township of Nutley,
2 County of Essex, State of New Jersey declare November
3 National Diabetes Awareness Month recognizing
4 November 14th as World Diabetes Day;

5 Be it further resolved that we urge all
6 residents to educate themselves on the cause and
7 effects of diabetes and how complications can be
8 prevented or delayed by proper managing blood glucose,
9 blood pressure and cholesterol levels by eating
10 healthy, being physically active and to quit smoking.

11 So moved.

12 COMMISSIONER SCARPELLI: Second.

13 MADAM CLERK: Deputy Mayor Evans.

14 DEPUTY MAYOR EVANS: 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 The next one I have is on behalf of the
22 entire Board of Commissioners;

23 Whereas, the Township of Nutley has a need to
24 retain a surveyor to provide topographical surveys,
25 primarily related to the ongoing redevelopment of

1 Kingsland Street, Block 300, Lots 1.06 and 1.07 in the
2 Township of Nutley as a non-fair and open contract
3 pursuant to N.J.S.A. 44A:20.4 and 20.5; and

4 Whereas, Bowman Ltd., located at 6 Campus
5 Dr., Parsipany, New Jersey, 07054 has submitted a
6 proposal to provide such services at a cost not to
7 exceed \$7,850.00; and

8 Whereas, Bowman Ltd., has completed and
9 submitted a Business Entity Disclosure Certification
10 which certifies that they have not made any reportable
11 disqualifying contributions to a political or candidate
12 committee in the Township of Nutley in the previous one
13 year and that the contract will prohibit them from
14 making any reportable contributions through the term of
15 the contract; and

16 Whereas, the term of this contract is for a
17 six-month period beginning November 5, 2025, and ending
18 on April 30, 2026; and

19 Whereas, funds are available from the COAH
20 Trust Account Number T-26-909-902 and have been
21 certified by the Chief Financial Officer; and

22 Now, therefore, be it resolved, that the
23 Board of Commissioners of the Township of Nutley,
24 County of Essex, State of New Jersey does hereby
25 authorize the Mayor and Municipal Clerk to enter into a

1 contract between the Township and Bowman Ltd. to
2 provide the necessary topographic surveys for an amount
3 not to exceed 7,850. A copy of this resolution
4 will be advertised as required by law and said copy
5 will be on file with the Township Clerk.

6 So moved.

7 COMMISSIONER SCARPELLI: Second.

8 MADAM CLERK: Deputy Mayor Evans.

9 DEPUTY MAYOR EVANS: Aye.

10 MADAM CLERK: Commissioner Scarpelli.

11 COMMISSIONER SCARPELLI: Aye..

12 MADAM CLERK: Commissioner Petracco.

13 COMMISSIONER PETRACCO: Aye.

14 MADAM CLERK: Mayor Kelly.

15 MAYOR KELLY: Aye. And the last one I have
16 on this evening is a Board of Commissioners --
17 a resolution of the Board of Commissioners authorizing
18 the Planning Board of the Township of Nutley to conduct
19 a preliminary investigation of certain property within
20 the township for potential redevelopment.

21 Whereas, N.J.S.A. 40A:12A-6 authorizes the
22 governing body of any municipality, by resolution, to
23 have its Planning Board conduct a preliminary
24 investigation to determine whether an area of the
25 municipality is a non-condemnation area in need of

1 redevelopment pursuant to the criteria contained in the
2 statute;

3 Whereas, the Board of Commissioners considers
4 it to be in the best interest of the Township of Nutley
5 to have the Township Planning Board conduct such an
6 investigation of an area identified as Block 102, Lot 9
7 on the Township's official Tax Map and located at 300
8 Kingsland Street (collectively, the "Property"); and

9 Whereas, the Township believes the Property
10 is potentially valuable for contributing to,
11 serving, and protecting the public health, safety and
12 welfare and for the promotion of smart growth
13 within the Township; and

14 Whereas, the preliminary investigation will
15 be designed to evaluate the area with the criteria
16 contained in N.J.S.A. 40A:12A-5; and

17 Whereas, subject to the results of the
18 preliminary investigation, if so made by the Board of
19 Commissioners, shall authorize the use of those powers
20 under the Local Redevelopment and Housing Law;

21 Now, therefore, be it resolved by the Board
22 of Commissioners of the Township of Nutley, as follows:

23 The Planning Board of the Township is hereby
24 directed to conduct a preliminary investigation to
25 determine whether the aforementioned Property, or any

1 portions thereof, constitute a non-condemnation area in
2 need of redevelopment according to the criteria set
3 forth in N.J.S.A. 40A:12A-5;

4 The Planning Board of the Township of Nutley
5 is directed to study the area identified as Block 102,
6 Lot 9 on the official Tax Map of the Township to
7 develop a map reflecting the boundaries of such
8 proposed non-condemnation redevelopment area; to
9 provide public notice and conduct public hearings
10 pursuant to the statute; and to draft a
11 report/Resolution to the Board of Commissioners
12 containing its findings;

13 The results of such preliminary investigation
14 shall be submitted to the Board of Commissioners for
15 review and consideration in determining whether to
16 declare the Property, or any portion thereof, a non-
17 condemnation area in need of redevelopment in
18 accordance with the statute.

19 I move the resolution.

20 COMMISSIONER SCARPELLI: Second.

21 MADAM CLERK: Deputy Mayor Evans.

22 DEPUTY MAYOR EVANS: 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: That concludes the
5 formal business we have tonight. We now open it up to
6 anyone wishing to make a comment this evening. Please
7 approach the mic.

8 Madam Clerk, would you read a notice?

9 MADAM CLERK: Yes. Thank you.

10 All persons addressing the board of
11 commissions regarding community concerns should
12 approach the microphone, provide their name for the
13 record. Unless further time is granted by the board,
14 each person shall limit their address to three minutes.
15 All remarks of the board and its individual members
16 must be addressed to the Mayor. The Mayor made the
17 first citizens comments to the appropriate member of
18 the board.

19 MR. NAGEL: Good evening everybody. My name
20 is Wayne Nagel (phonetic). You know, I'm sure most of
21 you are familiar. I stopped in earlier, I'll say two
22 weeks ago, to introduce who I am. I am actually the
23 Pok mon Go ambassador. We run a lot of events. Well,
24 I don't want to say we run a lot of events, but we
25 actually play the game very frequently here at these

1 parks.

2 We approached -- I want to say we approached
3 the office pretty recently. We were looking to more
4 closely work with the Township as a whole. We
5 recognize that our groups tend to bring in a lot of
6 attendance to the park. This is bringing a lot of
7 attention especially to the local police departments as
8 well as some of the residents in Nutley, New Jersey.
9 We're mostly here to just kind of clarify what it is
10 that we do.

11 I believe when I spoke earlier about what it
12 is that I do, I incorrectly stated that we actually
13 host these events. Essentially what this app is, it's
14 a global app. People around the world play. The
15 events itself are actually posted by the game company.
16 I hold a non-paid sponsorship with the company Niantic
17 that runs these games. They put up these events in the
18 game itself, which is enjoyed and played by people
19 around the world.

20 There's many different counties that play.
21 There's people in up to Morristown, over here in
22 Maplewood. There's many different groups. We just
23 happen to be one of the largest and one of the most
24 popular. We more or less, instead of the word
25 "hosting," I want to clarify that we more or less

1 facilitate these groups because when these events
2 happen, people will show up to the parks regardless
3 whether I'm present or I'm not. But because of the
4 amount of people that show up, I more or less kind of
5 help -- myself and my team rather kind of help
6 facilitate it to make sure that people are playing
7 safely. We don't want to cause any headaches for
8 everybody abroad, right?

9 We believe that what we bring is a very
10 positive thing to the community. We know a lot of
11 families that come together to play this game. There's
12 many people that met each other, formed friendships,
13 formed relationships. Very incredible stories that
14 we've heard over the years. And we want to kind of
15 bring that more officially to you guys to see if we can
16 host it in a more official fashion.

17 We work very closely with a lot of the local
18 businesses as well. There's a lot of restaurants that
19 will collaborate with us because during these events,
20 we always like to -- we like to find ways to how to
21 give back to the community as large. You know, we're
22 not here to just take park space, you know, utilize the
23 game. We want to try to find ways to benefit Nutley as
24 a whole as we're doing this.

25 I've partnered with Emilio's. I've partnered

1 with Urban Leaf Caf , for two examples. Those guys
2 work very closely with us. We've done donation drives,
3 We've done toy drive. Last year with the chief of
4 family, we brought in a lot of donations from these
5 events that we utilize to kind of give back. Because
6 we recognize that even though we're bringing a lot of
7 people in, we want to show the benefits to that as
8 well.

9 I don't know, Mike, if you want to add
10 anything to it.

11 MIKE: No, that was pretty much it. But we
12 just wanted to know because we were contacted by the
13 township attorney to set up an event, but we're
14 technically not hosting an event. We're just gathering
15 at the park. People will gather no matter if we tell
16 people we're there or not. The only difference is we
17 want to make sure that people are staying safe. Like,
18 we provide water for people and such for these events
19 just to make sure everybody's not annoying other people
20 that are in the park enjoying it as well. That's it.

21 MR. NAGEL: I think one of the attentions
22 that brought to us, for example, to just kind of go off
23 of Mike was saying sometimes we actually have a tent
24 that we put at Memorial Park. That tent is not used.
25 We don't solicitate. We don't ask for money. We don't

1 do any of that. That tent is more or less for like a
2 checkpoint for players that come to the park to make
3 sure that we're ensuring that people are on the move,
4 keeping walkways clear. If they're stopping for any
5 reason, they're standing on the grass as opposed to
6 standing in the walkways, blocking people or anything
7 like that.

8 I believe that's what -- where the spotlight
9 has been coming down on us more. I believe some of the
10 town residents have been a little bit concerned about
11 what that tent is. They're not really understanding
12 what it is that we're doing, but that is more or less
13 so what we do with that tent. We just kind of use it
14 as a checkpoint. We give out free water, especially
15 during the hotter weather. You know, safety is a big
16 thing for us. So we just want to make sure people are
17 playing safely. We don't have people passing out in
18 the parks, getting hurt, causing any liabilities at all
19 across the board.

20 We've even gone so far as to make a digital
21 parking map because parking is another thing that we've
22 been hearing over time. We understand the game does
23 not condone gameplay by car. I kind of want to state
24 that also. Myself and my team, we never encourage
25 that. Before we do any of these events, we always

1 encourage, number one, stay by the road rules. Do not
2 be playing by car, do not be parking illegally, keeping
3 25 feet from the crosswalks, etc. So we do our best to
4 kind of make sure everybody attending these events is
5 doing so the correct way and not just disregarding
6 rules because whatever reason they choose to.

7 DEPUTY MAYOR EVANS: Thank you for that. I'm
8 a little bit confused because you're not organizing the
9 event, somebody else out of state is organizing it or
10 notifying people to come to Nutley as an organizing
11 point. Somewhere along the way, there's a
12 communication, and at some point, there's a designated
13 spot where people are going to meet. I assume launch
14 from there to go around and play the game.

15 You're providing water, you're providing
16 guidance in Nutley that has enough organization to it
17 to be, in effect, not -- in a positive way. Basically,
18 the town is then notified of this event happening for
19 public safety reasons. You're not staying in one spot.
20 You're moving about town. You're crossing streets in
21 volume. You know, there's traffic implications to
22 that, there's safety implications to that that I think
23 need to be thought through to give consideration.

24 The fact that, you know, Nutley is a
25 welcoming place and that we have a park system and we

1 have things that allow things like this to happen. We
2 just -- just my view, one view I don't know, let the
3 commissioners speak and the mayor speak. We just want
4 to make sure we're doing it the right way for the
5 benefit of everybody.

6 MR. NAGEL: I absolutely agree and this is
7 one of the reasons I came forward, because we want to
8 make sure we're going that path. That is something --
9 you know, that, that matters to me especially. And you
10 know, again, we're not trying to cause problems, so
11 we're looking, how can we work more closely so that we
12 can mitigate these issues or try to work towards making
13 it safer so that it's not causing these issues at all,
14 if any.

15 MIKE: But we do not host any of the events.
16 We do not make any of the events in the game. The game
17 completely makes it completely. We do not have any way
18 to tell them when to host the events or how to host the
19 events, or give them a time or anything. The only
20 thing we can tell people is where we're going to be
21 during the event.

22 MR. NAGEL: For example, there's no like rain
23 dates or such. So if an event takes place, it's -- it
24 encourages real world locations, historical spaces
25 especially, which is what Nutley offers.

1 DEPUTY MAYOR EVANS: How many people
2 participate?

3 MR. NAGEL: It varies. We -- our events, the
4 bigger scale events, get upwards to about 500 to 600
5 people. And we're talking about these are like the
6 bigger scale. These bigger scale events take place
7 annually, maybe three times a year.

8 I also work very closely with the Westfield
9 Garden City Plaza Mall in Paramus. We worked out
10 something with those guys there because under Blue Law
11 they have no business on Sundays. So our events have
12 been bringing upwards about 700, 800 people. And it's
13 bringing them revenue, it's bringing them a lot of
14 benefits to their ends there for the movie theater, for
15 the food courts there. And it also kind of benefits
16 the players to have a more indoor location, especially
17 during the colder weather.

18 DEPUTY MAYOR EVANS: Okay.

19 MR. NAGEL: Yeah.

20 DEPUTY MAYOR EVANS: So sounds like it could
21 be a large group.

22 MR. NAGEL: It can be and it very -- it very
23 much varies.

24 DEPUTY MAYOR EVANS: So a large group just
25 shows up, right, somewhere and starts moving about

1 town. You can imagine that residents would want to
2 know what that is, what's going on.

3 MR. NAGEL: Absolutely.

4 DEPUTY MAYOR EVANS: So that's what I'm
5 saying. So our -- we have a responsibility to make
6 sure that, you know, we're communicating and we're
7 aware of that and that it's not a, you know, stop, drop
8 and go type of thing.

9 MR. NAGEL: I agree.

10 MIKE: So the only concern we have is that
11 even if we do not -- like, if we did nothing at all, if
12 we did not help facilitate the event, people will still
13 be coming to the parks in big numbers, like, to play
14 the game because it's a historical park and you have a
15 lot of historical spots in it. So people will be
16 attending even if we don't host it. We just take upon
17 ourselves to facilitate it.

18 DEPUTY MAYOR EVANS: Yeah. And I'm not
19 questioning what the value of it or anything like that
20 or the enjoyment of it. It's just a question of the
21 size. Right? And the -- some of the safety
22 considerations and the communications considerations
23 because we have an obligation on that side. So I don't
24 have an answer for that.

25 But, Commissioners, any further comment?

1 COMMISSIONER SCARPELLI: Yeah, I was
2 interested about how many people when they said 500.

3 MR. NAGEL: That's also --

4 COMMISSIONER SCARPELLI: I understand and
5 it's not all the time. And I think, as a Board of
6 Commissioners, we don't want to discourage you because
7 I think it does bring in some business to our
8 businesses and some recognition of our parks. But at
9 the same time, I think you can understand our concern
10 for safety also.

11 And I don't know what the answer is. Maybe
12 it's just giving a list of dates of when it's going to
13 happen so police are aware, parks department's aware of
14 those dates. I don't know, Mr. Bruno, what the
15 original concern was to bring them. I'm sure there was
16 some concern, otherwise they wouldn't be here.

17 MR. BRUNO: Yeah. So a lot of communication
18 has come to me from various places: The parks
19 department, police department. A number of, I guess,
20 concerns regarding the events -- I use that term
21 loosely -- themselves, and the traffic, people, et
22 cetera. I guess there have been some police related
23 incidents. And the question was, you know, does this
24 qualify as an event?

25 And in our analysis, based on what was

1 happening, you know, under our definition of an event,
2 it would. So I directed them to proceed with an event
3 permit for all of the reasons that we outlined here.
4 So I think it's something that we could probably work
5 through. I would encourage you to meet probably with
6 the Commissioner of Parks and Rec. I would encourage
7 you to set up some time with the public safety director
8 because those are probably the two departments that
9 will be impacted the most by these gatherings.

10 DEPUTY MAYOR EVANS: And in that the
11 Municipal Clerk should probably participate because all
12 the notifications come through the clerk's office. So
13 setting up communication would be valuable.

14 MR. NAGEL: I would be more than happy to do
15 that. Absolutely.

16 COMMISSIONER PETRACCO: I have a comment, if
17 you don't mind. Being the public safety guy, and it
18 seems like that's been on the table, I think I should
19 have a little comment.

20 MR. NAGEL: Absolutely.

21 COMMISSIONER PETRACCO: The first thing I
22 want to say to your group is, first of all, thank you
23 for waiting. Thank you for being so respectful and
24 looking to partner with us and being, you know,
25 respectful to our board, you know, and thank you for

1 coming here and be willing to have a conversation
2 because in today's world, you don't see that too much,
3 you know. And I have to tell you, I really appreciate
4 that.

5 If you would like to give my assistant your
6 cell phone number, if you guys would like to meet with
7 me, I have to tell you, I have heard little tidbits. I
8 haven't heard there was any big issues at your events
9 at all. So, I mean, I think it could be beneficial to
10 the town. I think the communication is great and I
11 think you guys are stellar. I really -- I admire you
12 guys for doing this tonight.

13 MR. NAGEL: We greatly appreciate it.

14 COMMISSIONER PETRACCO: And I'm all to work
15 with this. The only -- a couple questions I do have is
16 that how is the game played? Is it something that
17 you're running around the field, sitting on a, you
18 know, in one spot and on a computer or a laptop?

19 DEPUTY MAYOR EVANS: You're dating yourself.

20 COMMISSIONER PETRACCO: I am dating myself.
21 This is the Pok mon stuff. This is Pok mon or --

22 MR. NAGEL: This is Pok mon. Yeah. So what
23 the game -- what the app is, it's a real life location
24 based game. What do I mean by that? So the game board
25 is our hometown. So I mentioned earlier there's a lot

1 of historic sites. Those historic sites actually play
2 host to a lot of the things that happen in the game.

3 My best explanation, without getting into,
4 like, the nitty gritty of it, it's a virtual scavenger
5 hunt for the most part. Right? People have to come
6 together to kind of actually complete tasks. Sometimes
7 it's just like kind of like a free roam kind of thing
8 where certain events in the game will call on people to
9 kind of come out, explore a little bit. Just kind of
10 like, you know, do as much as they can for their own
11 gameplay.

12 But a digital scavenger hunt I think is the
13 clearest way to kind of describe what that is to
14 somebody that may not understand it from the get-go,
15 but it uses real life locations. So for example,
16 Google Maps was the originator of this. So anything
17 that's already established kind of like set the game
18 board up. The company being that I'm sponsored with
19 them unpaid, albeit, but they actually dropped a couple
20 of more locations to kind of make it a little more
21 enjoyable. And they made sure when they dropped these
22 locations that it was safely located inside of the
23 park. So it kind of added flavor to the game board,
24 which is very unique compared to a lot of other
25 locations that play, such as South Orange, the Oranges,

1 like, across New Jersey.

2 So we actually have a very unique thing going
3 for us in that like they kind of highlighted us a
4 couple of times. They featured us on their main page.
5 You know, we'll do group photos before the start of the
6 event and they actually post it up on the -- on their
7 websites and you know we get a lot of recognition from
8 that, which I think is great overall.

9 COMMISSIONER PETRACCO: So when -- are they
10 traditionally during the day or before dark?

11 MR. NAGEL: So always before dark. They --
12 you know, they're big on safety themselves, believe it
13 or not. I mean the game actually gives you warning not
14 to drive and play. But also after hours they always
15 make sure to kind of limit that gameplay. So events,
16 for the most part, take place -- a normal event will
17 take place for 2 to 5 p.m. for example, three-hour
18 window. Every Wednesday, there's a one-hour event that
19 takes place from 6 to 7. That takes place every
20 Wednesday. You know, that's in game. Again, that's
21 nothing that we coordinate that they just kind of have
22 that globally.

23 And their bigger scale events that I
24 mentioned earlier that those are the ones that take
25 place three times annually. Those tend to be eight

1 hours which will run from a 9 o'clock window a.m. into
2 6 p.m. After those hours, I mean, the game itself kind
3 of cuts off all sorts of gameplay so it's -- they kind
4 of encourage people to kind of, all right, get about
5 your day after this. It's not like, you know, keep
6 people sticking around later than they should.

7 COMMISSIONER PETRACCO: Right. Well, listen,
8 you know, if we could exchange information and, you
9 know, I mean me personally, I think it could be good,
10 you know, to partner with a group like that. It's good
11 for the restaurants, the businesses, like we said.
12 You know, the negative to it is parking, you know,
13 blocking people's driveways, littering, cleaning up
14 after yourself. So -- but if your group is anything
15 like the group I see in front of me tonight, I think
16 could be a positive instead of a negative. So you
17 know, thank you again for waiting. Thank you guys.

18 MR. NAGEL: Thank you.

19 MAYOR KELLY: If I can just add some comments
20 as well. I actually play Pok mon Go. I play with my
21 nephew. I've actually attended some of their events.
22 And I just want to say that, for lack of a better word,
23 we're kind of a victim of our own success in that we
24 have such a great park system and it's centrally
25 located in a large park. It's a -- with a lot of

1 monuments and landmarks in those parks. It's going to
2 attract people to play the game whether they are there
3 or not. And I think having them there is valuable for
4 our town because they are, as they said, very
5 respectful. They guide people to stay -- keep the pets
6 clear, clean up after yourselves, don't litter. They
7 do provide water to make sure they stay safe.

8 And like they said, they do try and work with
9 local businesses to provide them additional business
10 because a lot of people from the town who participate
11 in this event. There's also people who come from out
12 of town and they get exposure to Nutley in a positive
13 way. And I do want to thank them for -- because they
14 don't get paid. As a volunteer, I do want to thank
15 them for going out of their way to be a good liaison
16 between the town and the Pok mon Go community, and
17 making sure that everything stays safe and enjoyable
18 for everyone. And whether you're playing the game or
19 not, you're just there to enjoy the park.

20 DEPUTY MAYOR EVANS: Thank you, Mayor Kelly.

21 And as I mentioned, as a minimum, if you are
22 going to be in town, wherever the resolution is, make
23 sure you notify the Municipal Clerk's office.

24 MR. NAGEL: Absolutely. Yeah. We'd be very
25 much happy to.

1 DEPUTY MAYOR EVANS: Thank you. All right.

2 MR. NAGEL: Thank you very much. I very much
3 appreciate it.

4 DEPUTY MAYOR EVANS: Would anyone else wish
5 to speak tonight? Seeing no one, close public comment.
6 Yes?

7 COMMISSIONER SCARPELLI: Second.

8 DEPUTY MAYOR EVANS: Aye.

9 COMMISSIONER SCARPELLI: Aye..

10 COMMISSIONER PETRACCO: Aye.

11 MADAM CLERK: Mayor Kelly.

12 MAYOR KELLY: Aye.

13 DEPUTY MAYOR EVANS: Madam Clerk, we have a
14 need for executive tonight?

15 MADAM CLERK: Yes.

16 DEPUTY MAYOR EVANS: Yes.

17 MR. BRUNO: Deputy Mayor, we do have a need
18 to go into closed session to discuss litigation and
19 contract negotiations.

20 DEPUTY MAYOR EVANS: Do you need a motion?

21 MADAM CLERK: Yes.

22 COMMISSIONER SCARPELLI: Move it.

23 COMMISSIONER PETRACCO: Second.

24 MADAM CLERK: Thank you. Whereas Section 8
25 of the Open Public Meeting Act, Chapter 231, Public Law

1 1975, permits the exclusion of the public for meeting
2 in certain circumstances; and

3 Whereas, the public is of the opinion that
4 such circumstances exist and whereas the Board of
5 Commissioners of the Township of Nutley in the County
6 of Essex and State of New Jersey, desires to proceed to
7 closed executive session; and

8 Now, therefore, be resolved by the Board of
9 Commissioners of the Township of Nutley movement to
10 close executive session to discuss contract
11 negotiations and litigation;

12 Be it further resolved, at a time when such
13 discussions may be disclosed to the public shall be
14 when and such such disclosures may be made without
15 adversely affecting the Township of Nutley, pending
16 and/or anticipated legal, personnel, contractual
17 matters, and other matters within the exceptions
18 provided for by statute. This resolution shall take
19 effect immediately. Commissioner Evans?

20 DEPUTY MAYOR EVANS: 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: There's no further
3 business this evening.

4 (Indiscernible)

5 COMMISSIONER PETRACCO: Second.

6 DEPUTY MAYOR EVANS: Thank you.

7 MADAM CLERK: Deputy Mayor Evans.

8 DEPUTY MAYOR EVANS: 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 MADAM CLERK: The time is now 8:05.

16 DEPUTY MAYOR EVANS: Thank you.

17 (End of recording)

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

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

LISA LUCIANO, AAERT CET 327 DATE: November 18, 2025
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