

Approved  
2/18/26  
PJK

**TOWNSHIP OF NUTLEY  
PLANNING BOARD MEETING MINUTES  
Wednesday, February 4, 2026**

A Meeting of the Planning Board of the Township of Nutley was held. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun on November 21, 2025, 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 – Excused
- ✓ Mr. Del Tufo, Secretary – Present
- ✓ Mr. Smith – Present
- ✓ Ms. Tangorra, Vice Chair – Present
- ✓ Dr. Marchese – Present
- ✓ Mr. Koribanick, Mayor’s Designee – Present
- ✓ Commissioner Scarpelli – Present
- ✓ Mr. Goitiandia - Present
- ✓ Mayor Kelly – Excused
- ✓ Mr. Contella, Alternate – Present (**sat for Malfitano**)
- ✓ Ms. Rempusheski, Alternate – Present
- ✓ Mr. Kozyra – Present
- ✓ Mr. Arcuti, Chair - Present

**Meeting Minutes**

The Meeting Minutes for the January 21, 2026 meeting were approved by the Board.

**Communications/Bills**

An invoice for Paul Marranzino, in the amount of \$150.00 for his attendance at and preparation of the January 21, 2026 Meeting Minutes, was approved by the Board.

Correspondence from PSE&G, dated February 2, 2026, regarding a statewide utility blanket flood hazard area individual permit. No action needs to be taken by this Board.

**Scheduled Future Hearings**

The Joint Meeting is scheduled for February 18, 2026 and will be held at the Park & Rec Building.

All future Planning Board Meetings (between 9-12 months) will be held at the Parks & Rec Building, Room 200, due to the renovation being done to the third floor of Town Hall.

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.

## New Business

### **300 Kingsland Street** **Preliminary Investigation of an Area in Need of Redevelopment**

Francis Reiner from FAR Planning presented his preliminary investigation of an area in need of redevelopment for the eventual construction of the Windsor Place Townhouse site. Mr. Reiner went through the process FAR Planning used, *i.e.*, site visits, zoning and master plan analysis, photo inventory. If the Board determines the property meets the criteria, the Board would provide a recommendation to the Board of Commissioners and then the governing body, through resolution, would designate that the property meets the criteria. If the Board votes for the redevelopment there will be no change to the zoning, no new uses will be allowed, the permitted uses will remain and/or continue, and it will provide greater development control. Mr. Reiner stated that there are a total of 8 criteria involved in the process, but only one of the eight needs to be met. Mr. Reiner feels that there are two criteria that this property meets:

- A. Buildings substandard, unsafe, unsanitary, dilapidated, obsolescent not conducive to wholesome living/working

The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space as to be conducive to unwholesome living or working conditions.

- B. Abandoned or discontinued commercial/industrial buildings for two consecutive years

The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.\

The pictures in his report, which he showed and described, indicate that there is deterioration of both inside and outside walls, water damage, window damage, drainage issues, etc.

Mr. Reiner's professional opinion and recommendation is that the property meets both statutory criteria and should be approved as an area in need of redevelopment.

Mr. Arcuti had a few questions.

A motion was made and passed that the property (Lot 9, Block 102 known as 300 Kingsland Street) be designated as an area in need of redevelopment, non-condemnation and is consistent with the Master Plan.

Mr. Del Tufo – Yes  
Mr. Smith – Yes  
Ms. Tangorra - Yes  
Dr. Marchese –Yes  
Mr. Koribanick – Yes  
Commissioner Scarpelli – Yes  
Mr. Goitiandia - Yes  
Mr. Contella, - Yes  
Mr. Arcuti - Yes

Mr. Kozyra had a Resolution already prepared and same was executed by all Board members.

**Old Business**

**None**

**Workshop Issues**

**None**

**Committee/Sub-Committee Reports**

**None**

**Counsel's Report**

Mr. Kozyra reminded the Board that they have to seek empirical research before arriving at local land use conditions that would not be successfully challenged by the State. He suggested that the Board consider what these conditions could be that relate to health safety and welfare and how they could be proven.

**Public Comments**

**None**

The meeting concluded at 7:21 p.m.

The next meeting is scheduled for Wednesday, February 18, 2026 at 7:00 p.m. at the Park & Rec Building, Room 200.