

In The Matter Of:

In Re: Nutley Board of Commissioners

Transcript of Proceedings

February 3, 2026



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TOWNSHIP OF NUTLEY BOARD OF COMMISSIONERS
ONE KENNEDY DRIVE
3RD FLOOR COMMISSION CHAMBERS
NUTLEY, NEW JERSEY 07110

*** PUBLIC SESSION ***

DATE: 2/3/2026

BOARD OF COMMISSIONERS:

- JOHN V. KELLY III, MAYOR
- JOSEPH P. SCARPELLI, COMMISSIONER
- MAURO G. TUCCI, COMMISSIONER
- THOMAS J. EVANS, COMMISSIONER
- ALPHONSE PETRACCO, COMMISSIONER

Also Present:

- JONATHAN BRUNO, TOWNSHIP ATTORNEY

1 (Recording begins)

2 MAYOR KELLY: Please stand for the flag
3 salute.

4 (Pledge of Allegiance)

5 MAYOR KELLY: Sunshine Notice, Madam Clerk.

6 MADAM CLERK: Thank you, Mayor. Board of
7 Commissioners Public Meeting Agenda for Tuesday,
8 February 3rd, 2026. The time is 7:06.

9 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 November
12 20, 2025 issues of the Nutley Sun, The Herald News, and
13 The Star Ledger. A copy of this notice has been posted
14 on the Nutley Town Hall Bulletin Board, and a copy is
15 on file in the Municipal Clerk's Office.

16 Commissioner Evans?

17 COMMISSIONER EVANS: Here.

18 MADAM CLERK: Commissioner Tucci?

19 COMMISSIONER TUCCI: Here.

20 MADAM CLERK: Commissioner Scarpelli?

21 COMMISSIONER SCARPELLI: Here.

22 MADAM CLERK: Commissioner Petracco?

23 COMMISSIONER PETRACCO: Here.

24 MADAM CLERK: Mayor Kelly?

25 MAYOR KELLY: Present.

1 Minutes, Madam Clerk?

2 MADAM CLERK: Thank you. We have Board of
3 Commissioners meeting minutes for December 2nd, 2025;
4 December 16th, 2025; December 31st, 2025, and January
5 6th, 2026.

6 COMMISSIONER EVANS: Move it.

7 COMMISSIONER SCARPELLI: Second.

8 MADAM CLERK: Commissioner Evans?

9 COMMISSIONER 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, except for the 16th, 31st,
18 and 6th, which I was absent for. I abstain.

19 MADAM CLERK: Thank you. We also have
20 executive session minutes for July 15th, 2025;
21 September 16th, 2025; October 7th, 2025; October 21st,
22 2025; November 5th, 2025; December 2nd, sessions 1 and
23 2, 2025; December 16th, 2025; December 31st, 2025, and
24 January 20th, 2026.

25 COMMISSIONER EVANS: Move it.

1 COMMISSIONER SCARPELLI: Second.

2 MADAM CLERK: Commissioner Evans?

3 COMMISSIONER 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: Aye, except for December 31st,
12 which I was absent for, and I abstain.

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

14 MAYOR KELLY: Thank you. Moving on to
15 communications.

16 MADAM CLERK: Thank you. The Mayor's Office
17 has submitted an event application to hold the annual
18 Memorial Day Parade on Monday, May 25th, 2026, from 11
19 a.m. to 3 p.m. along Franklin Avenue, Chestnut Street,
20 Passaic Ave., and Centre Street.

21 Luna Wood Fire Tavern has submitted an
22 application for an extension of premises to hold their
23 St. Patrick's Day Parade celebration on Saturday, March
24 7, 2026, between 11 a.m. and 10 p.m. at 223 Franklin
25 Avenue.

1 And the Nutley Irish American Alliance has
2 submitted an application for a social affair permit to
3 hold their St. Patrick's Day Parade celebration on
4 Saturday, March 7, 2026, between 2 p.m. and 7 p.m. at
5 44 Park Avenue.

6 COMMISSIONER TUCCI: Move it.

7 COMMISSIONER PETRACCO: Second.

8 MADAM CLERK: Commissioner Evans?

9 COMMISSIONER 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 I see we have no proclamations, no reports.

19 Moving on to bills, please.

20 MADAM CLERK: Thank you. Bill list for
21 February 3rd, 2026. Public Affairs, \$130,263.65.
22 Revenue and Finance, \$7,995,349.01. Public Safety,
23 \$48,763.85. Public Works, \$52,119.58. Parks and
24 Public Property, \$1,463,062.44. Water and Sewer
25 Utility, \$143,043.92.

1 First payroll out of two. First one is
2 Friday, January 16, 2026. Regular payroll total,
3 \$1,014,844.74. Overtime payroll total, \$91,432.03.
4 Total payroll, \$1,106,276.77. The second payroll is of
5 Friday, January 30th, 2026. Regular payroll total,
6 \$1,013,289.24. Overtime payroll total, \$91,738.93.
7 Total payroll, \$1,005,028.17, for a grand total of
8 \$12,043,907.39.

9 COMMISSIONER EVANS: Move the bills.

10 COMMISSIONER SCARPELLI: Second.

11 MADAM CLERK: Commissioner Evans?

12 COMMISSIONER 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 MADAM CLERK: And that's it for bills, Mayor.

22 MAYOR KELLY: Thank you. Next we have public

23 comment on agenda items only. This is public comment

24 on agenda items only. Anyone wishing to be heard on

25 agenda items only may approach the microphone and state

1 their name for the record. Seeing none, Board
2 Commissioner announcements.

3 Commissioner Evans?

4 COMMISSIONER EVANS: Nothing for me, thank
5 you.

6 COMMISSIONER TUCCI: Nothing, Mayor.

7 MAYOR KELLY: Commissioner Scarpelli?
8 Commissioner Petracco?

9 COMMISSIONER PETRACCO: The only thing that I
10 have to say is about the pedestrian crosswalks again.
11 Nutley is teaming up with the Sheriff's Office, the
12 county, so please, we will be out there in force from
13 now to whenever. Please, people that are walking, or
14 riding bikes, or these e-bikes or whatever they are,
15 please pay attention. A lot of times people are
16 walking through the crosswalks or not walking through
17 the crosswalks with dark clothing at night. It makes
18 it very hard.

19 Centre Street has become a very difficult
20 situation there with the sun glare. I've been spending
21 some time on Centre Street myself just observing of
22 late. The sun glare is brutal. I urge all the parents
23 of the kids who got out for lunch, or breakfast, or
24 getting dropped off in that area, I've noticed a lot of
25 people not crossing at the crosswalks.

1 We do have a crossing guard on the corner of
2 Franklin and Centre. Please urge everyone to cross at
3 that traffic light in the crosswalk, especially in the
4 mornings when the -- and the afternoons with the sun
5 glare because it is blinding. Thank you, Mayor.

6 MAYOR KELLY: Thank you. And as we all know,
7 this is Black History Month, and it's also Heart Health
8 Month, and so please be on the lookout for a variety of
9 events that are coming up this month in February from
10 the Department of Public Affairs and Health. You can
11 find out more information online.

12 We have no ordinances on introduction, and we
13 have one on second reading and public hearing.
14 Commissioner Evans or --

15 COMMISSIONER TUCCI: Tucci.

16 MAYOR KELLY: -- Tucci?

17 COMMISSIONER EVANS: Thank you, Mayor. This
18 is actually a second public hearing. We learned after
19 the last meeting that there was a notice issue, so
20 requiring us to reintroduce this and have to redo the
21 public hearing. So this is actually the monies
22 associated with the renovations for the chambers.

23 MAYOR KELLY: Okay. Anyone wishing to be
24 heard on Ordinance No. 3605, an ordinance providing for
25 the renovations of the Board of Commissioners' Chambers

1 and related services in and by the Township of Nutley
2 in the County of Essex, New Jersey, appropriating
3 \$302,000 from Capital Improvement Fund thereof? Anyone
4 wishing to be heard, please approach the microphone and
5 state your name for the record.

6 COMMISSIONER EVANS: Move to close.

7 COMMISSIONER TUCCI: Second.

8 MADAM CLERK: Commissioner Evans?

9 COMMISSIONER 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 EVANS: Move the ordinance.

19 COMMISSIONER TUCCI: Second.

20 MADAM CLERK: Commissioner Evans?

21 COMMISSIONER 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: I abstain.

5 That's it for ordinances. We're moving on to
6 resolutions. Commissioner Evans.

7 COMMISSIONER EVANS: Thank you, Mayor. My
8 first resolution, I'm very pleased to read it this
9 evening. It's for the appointing of Dee Bartlett to
10 the position of Chief Financial Officer for the
11 Township. Dee is very experienced. She has quite a
12 bit of good experience, and it's very valuable to the
13 Township. She joined us this past Monday and is
14 already settling in quite nicely.

15 Whereas, N.J.S.A. 48:9-140.10 requires every
16 municipality in the state of New Jersey to have a Chief
17 Financial Officer to be appointed by the Director of
18 Revenue and Finance;

19 Whereas, the Director of Revenue and Finance
20 has determined that Deyanira Bartlett, who is a
21 certified municipal finance officer in the State of New
22 Jersey, has the qualifications and experience to hold
23 the position and perform the duties of Chief Financial
24 Officer; and,

25 Whereas, the Board of Commissioners of the

1 Township of Nutley, it desires of supporting, the
2 recommendation, and Ms. Bartlett has agreed to serve in
3 the position commencing February 2nd, 2026;

4 Whereas for ten-year purposes, Ms. Bartlett's
5 four-year term pursuant to the provisions of N.J.S.A.
6 48:9-140.10 will commence January 1, 2026, and will end
7 December 31st, 2029;

8 Now, therefore, be it resolved by the Board
9 of Commissioners of the Township of Nutley, County of
10 Essex, State of New Jersey that we do hereby appoint
11 Ms. Bartlett to the position of Chief Financial Officer
12 of the Township of Nutley for the initial four-year
13 term commencing January 1, 2026.

14 So moved.

15 COMMISSIONER TUCCI: Second.

16 MADAM CLERK: Commissioner Evans?

17 COMMISSIONER 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 Congratulations, by the way.

2 COMMISSIONER EVANS: Thank you. Thank you.

3 It is a win given the market.

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

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

17 Now, therefore, be it resolved by the Board
18 of Commissioners of the Township of Nutley, County of
19 Essex, State of New Jersey, that Michael F. Agar will
20 be granted full exemption from the payment of property
21 taxes from January 27, 2026 and all subsequent years
22 thereafter on the property identified as Block 5001,
23 Lot 6, which is also known as 154 Coeyman Avenue.

24 So moved.

25 COMMISSIONER TUCCI: Second.

1 MADAM CLERK: Commissioner Evans?

2 COMMISSIONER 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 And thank you for your service.

12 COMMISSIONER EVANS: Whereas, the Township of
13 Nutley has the need to retain the services of an
14 attorney who specializes in municipal land use law and
15 policy to provide legal advice and services to the Code
16 Enforcement Department in connection with the
17 Township's land use policies and procedures, and
18 including zoning;

19 Whereas, N.J.S.A. 40A:11-5(1)(a)(I) permits
20 that the award of a contract without public bidding;
21 and,

22 Whereas, the law firm of O'Toole Scrivo, 14
23 Village Park Road, Cedar Grove, New Jersey, has
24 submitted a proposal on the amount not to exceed
25 \$10,000;

1 Whereas, the funds will be available from
2 account 6-01-226-205 and will be certified by the Chief
3 Financial Officer subject to the adoption of the 2026
4 budget;

5 Whereas, the anticipated term of this
6 contract is for 11 months from February 3rd through
7 December 31st, 2026;

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

17 Now, therefore, be it resolved by the Board
18 of Commissioners of the Township of Nutley, County of
19 Essex, State of New Jersey, that the Mayor and the
20 Township Clerk are hereby authorized to enter into a
21 contract with the law firm of O'Toole Scrivo as a
22 professional service for the stated contract term at an
23 amount not to exceed \$10,000;

24 Be it further resolved that a copy of this
25 resolution, as well as the contract, shall be placed on

1 file with the Clerk of the Township of Nutley in a
2 notice in accordance with Local Public Contracts Law of
3 the State of New Jersey in the form attached to here,
4 shall be published in the Nutley Sun.

5 So moved.

6 COMMISSIONER TUCCI: Second.

7 MADAM CLERK: Commissioner Evans?

8 COMMISSIONER 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 COMMISSIONER EVANS: Thank you, Mayor.

18 MAYOR KELLY: Thank you, Commissioner.

19 Commissioner Tucci?

20 COMMISSIONER TUCCI: Yes. Be it resolved by
21 the Board of Commissioners of the Township of Nutley,
22 County of Essex, State of New Jersey, that the Township
23 Clerk is hereby authorized to advertise for sealed bids
24 for surplus equipment that is no longer in use by the
25 Township. The equipment/vehicles, are listed below.

1 It's for the Department of Parks and Public Property.

2 First one is the year 2020 CAN-AM Defender.

3 This is basically a glorified scooter, all right, with
4 the VIN number enclosed here with 5,337 miles on it.

5 The second is a 2012 GMC Canyon truck with 61,086 miles
6 that has pretty much seen its day.

7 Be it further resolved the above equipment is
8 available for inspection on weekdays between 7 a.m. and
9 2 p.m.

10 Be it further resolved that the equipment is
11 to be sold as is and where is and bids are to be
12 received on Tuesday, February 24th, 2026, 11 a.m.
13 prevailing time in the Commission Chambers Township
14 Hall on Kennedy Drive, Nutley, New Jersey, at which
15 time they will be publicly opened and read.

16 I move the resolution.

17 COMMISSIONER EVANS: Second.

18 MADAM CLERK: Commissioner Evans?

19 COMMISSIONER 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 COMMISSIONER TUCCI: My next resolution,
4 prior to reading the resolution, there is a requirement
5 that I believe is an enhanced requirement by the New
6 Jersey Department of Environmental Protection. This is
7 concerning presentation of Monsignor Owens' pathway and
8 bathroom renovations on today, February 3rd, 2026.

9 For program guidance, our meeting minutes
10 should reflect the project description, which will
11 include pathway and bathroom renovations. The
12 improvements are intended to enhance safety,
13 accessibility, and overall functionality of the park
14 while maintaining compliance with all applicable New
15 Jersey DEP and Green Acres Program requirements.

16 All work will occur entirely within the
17 existing developed footprint of Monsignor Owens Park
18 and will not require the acquisition of additional land
19 or any expansion beyond the current park boundaries.
20 The architect's estimate for said renovations is
21 \$398,580 without a match.

22 The environmental description impact includes
23 soils and geology, water resources and floodplains,
24 vegetation and wildlife, air quality, noise, historic
25 and cultural resources, and public health and safety.

1 The environmental impact analysis of the proposed
2 actions are limited to the previously developed and
3 actively used portions of the park including existing
4 walkways and restroom facilities. As such, no
5 significant natural resources will be adversely
6 impacted.

7 There will be no impacts to wetlands,
8 floodplains, surface waters, threatened or endangered
9 species habitat or forested areas. Existing trees,
10 landscaped areas, and vegetated buffers will be
11 preserved and no tree removal is anticipated as part of
12 the proposed scope. Overall environmental impacts are
13 expected to be minimal and localized.

14 We also have a rendering which the architect
15 has delivered to us and is available for inspection by
16 anyone who is willing and so inclined to come and see
17 it. Having said that, I will now read the resolution.

18 Whereas, New Jersey Department of
19 Environmental Protection, Green Acres Program provides
20 grants and/or loans to municipal and county governments
21 and grants to nonprofit organizations for assistance in
22 the acquisition, development, and stewardship of lands
23 for outdoor recreation and conservation purposes;

24 Whereas, Township of Nutley desires to
25 further the public interest by obtaining funding in the

1 amount of \$398,580 in the form of a \$398,580 matching
2 grant if available, a zero-dollar loan from the State
3 to fund the following project: Monsignor Owens Park
4 Facilities Improvement Project at the like cost;

5 Whereas, the State shall determine if the
6 application is complete and in conformance with the
7 scope and intent of the Green Acres Program and notify
8 the applicant of the amount of the funding award;

9 Whereas, the applicant is willing to use
10 State funds in accordance with such rules, regulations,
11 and applicable statutes, and is willing to enter into
12 an agreement with the state for the above named
13 project;

14 Now, therefore, be it resolved by the Nutley
15 Board of Commissioners, one, that I, Mauro G. Tucci,
16 Commissioner of Parks and Public Property of the
17 Township of Nutley, or my successor in my office is
18 hereby authorized to (a) make application for such a
19 loan and/or grant, (b) provide additional application
20 information, and furnish such documents as may be
21 required and act as the authorized correspondent of the
22 above named applicant.

23 Two, the applicant agrees to provide its
24 matching share to the Green Acres funding request if a
25 match is required in the amount of \$0;

1 In the event that the State funds are less
2 than the total project cost specified above, the
3 applicant has the balance of funding necessary to
4 complete the project;

5 The applicant agrees to comply with all
6 applicable federal, state, and local laws, rules of
7 regulations in its performance of the project; and,

8 Five, this resolution shall take effect
9 immediately.

10 I therefore move the resolution.

11 COMMISSIONER EVANS: Second.

12 MADAM CLERK: Commissioner Evans?

13 COMMISSIONER 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 TUCCI: That's all I have,
23 Mayor.

24 MAYOR KELLY: Thank you, Commissioner.

25 Commissioner Scarpelli, I see you have

1 nothing on this evening. Is that correct?

2 COMMISSIONER SCARPELLI: That's right, Mayor.

3 MAYOR KELLY: Thank you. Commissioner
4 Petracco?

5 COMMISSIONER PETRACCO: Yes.

6 Whereas, Nicoletti Auto Body Works, Inc., 177
7 Passaic Ave., Belleville, New Jersey, was awarded a
8 two-year contract for towing services, which expires
9 January 31st of 2026;

10 Whereas there is a need to extend the
11 contract from Nicoletti Auto Body Works for 90 days,
12 effective February 1st, 2026, through April 30th, 2026,
13 with all the terms remaining same as set forth in the
14 original.

15 (Sneezes)

16 MADAM CLERK: God bless you.

17 MAYOR KELLY: God bless you.

18 COMMISSIONER PETRACCO: I think that's the
19 first time I ever did that. Thank you.

20 UNIDENTIFIED: First time to sneeze?

21 COMMISSIONER PETRACCO: While reading a
22 resolution. Thank you.

23 Now, 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 contract be

1 extended to Nicoletti Auto Works, Inc., for 90 days,
2 and that the Mayor and Town Clerk are hereby authorized
3 to enter into a signed said contract extension for the
4 Township of Nutley Board of Commissioners.

5 I move it.

6 COMMISSIONER SCARPELLI: Second.

7 MADAM CLERK: Commissioner Evans?

8 COMMISSIONER 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 COMMISSIONER PETRACCO: And this is for Twin
18 Towing that mirrors exactly what it is for Nicoletti,
19 so I'll just move this one by number. Well, you know
20 what, let me read it into the record.

21 Whereas, Twin, Inc., DBA, Twin Towing, 35
22 Mill Street, Belleville, New Jersey, was awarded a two-
23 year contract for towing services, which expired on
24 January 31st, 2026;

25 Whereas, there is a need to extend the

1 contract with Twin Towing for 90 days, effective
2 February 1st, 2026, and April 30th, 2026, which the
3 terms remaining the same set forth in the original
4 contract;

5 Now, therefore, be it resolved by the Board
6 of Commissioners, Township of Nutley, County of Essex,
7 State of New Jersey, that that contract be extended to
8 Twin Towing for 90 days, and the Mayor and Township
9 Clerk are hereby authorized to enter into a signed said
10 contract extension for the Township of Nutley Board of
11 Commissioners.

12 I move it.

13 COMMISSIONER SCARPELLI: Second.

14 MADAM CLERK: Commissioner Evans?

15 COMMISSIONER 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 PETRACCO: That's all I have.

25 Thank you.

1 MAYOR KELLY: Thank you. And I have four on
2 for this evening. One is a Resolution Number 22-26 for
3 the appointment of Raymond Reddin as the Municipal
4 Prosecutor.

5 Therefore, be it resolved by the Board of
6 Commissioners of Township of Nutley, County of Essex,
7 State of New Jersey, that Raymond B. Reddin be
8 appointed Municipal Prosecutor for the Township of
9 Nutley effective January 1st, 2025, through December
10 31st, 2026.

11 MAYOR KELLY: So moved.

12 COMMISSIONER TUCCI: Second.

13 MADAM CLERK: Commissioner Evans?

14 COMMISSIONER 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 The next one is to appoint Joseph Donatiello
24 as the Municipal Public Defender.

25 Be it resolved by the Board of Commissioners

1 of Township of Nutley, County of Essex, State of New
2 Jersey, that Joseph Donatiello be appointed Municipal
3 Public Defender for the Township of Nutley effective
4 January 1st, 2025, and expiring December 31st, 2026.

5 So moved.

6 COMMISSIONER TUCCI: Second.

7 MADAM CLERK: Commissioner Evans?

8 COMMISSIONER 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 And this is to -- the next resolution I have
18 is 24-26, and this is to appoint the Town Planner for
19 the -- to work with the Planning Board and this is;

20 Whereas, the Township of Nutley has a need to
21 acquire independent planning expert -- independent
22 planning expert -- let me start over. The Township of
23 Nutley has a need to acquire the services of an
24 independent planning expert to assist the Nutley
25 Planning Board as a non-fair, open contract pursuant to

1 the provisions of the New Jersey Statutes annotated
2 Title 19, Chapter 44A-20.5;

3 Whereas the Planning Board of Nutley wishes
4 to retain an independent planning expert to assist the
5 Board reviewing evidence submitted with respect to
6 applications submitted; and

7 Whereas Sections 85.6 of Chapter 85 of the
8 Code of Township of Nutley empowers the Board to
9 appoint such staff as it may deem necessary;

10 Whereas, Paul Ricci, A.I.C.P., P.P., of Ricci
11 Planning, 177 Monmouth Avenue, Atlantic Highlands, New
12 Jersey is willing and able to provide such an expert
13 review of plans, applications, and other documents and
14 matters submitted before the Board to be paid a rate of
15 \$150 per hour;

16 Whereas, the anticipated term of this
17 contract is from January 1st, 2026, through December
18 31st, 2026;

19 Whereas, funds are available from the
20 applicant's escrow -- from applicant's escrow deposit
21 developers' accounts;

22 Now, therefore, be it resolved by the Board
23 of Commissioners, Township of Nutley, County of Essex,
24 State of New Jersey, authorizes a contract of Ricci
25 Planning to assist the Nutley Planning Board with

1 respect to applications submitted;

2 Be it further resolved the Business Entity
3 Disclosure Certification and the Determination of Value
4 will be placed on file with this resolution; and

5 Be it further resolved that a notice of this
6 action shall be printed in the Nutley Sun in accordance
7 with Local Public Contract Law.

8 So moved.

9 COMMISSIONER TUCCI: Second.

10 MADAM CLERK: Commissioner Evans?

11 COMMISSIONER 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 And the last one I have on for this evening
21 is the resolution for raffle licenses. This is
22 Resolution Number 27-26, and the following
23 organizations have applied and are eligible to receive
24 the licenses:

25 Rotary Club of Nutley, license on-premise

1 50/50 cash raffle, Sunday, April 20 -- April 18th,
2 2026. Rotary Club of Nutley, on-premise merchandise
3 raffle Saturday, April 18th, 2026. Nutley-Belleville
4 Columbus Day and Italian Heritage Month Parade
5 Committee, on-premise 50/50 cash raffle, Sunday, March
6 22nd, 2026.

7 Nutley-Belleville Columbus Day Italian
8 Heritage Month Parade Committee, Incorporated, on-
9 premise merchandise raffle, Sunday, March 22nd, 2026.
10 Nutley Irish American Alliance, on-premise 50/50 cash
11 raffle, Saturday, March 7th, 2026.

12 Whereas, the applications have been reviewed
13 and approved by an Municipal Clerk and the Police
14 Department;

15 Now, therefore, be it resolved by the Board
16 of Commissioners, Township of Nutley, County of Essex
17 State of New Jersey that the aforementioned licenses
18 are hereby approved by Municipal Clerk and is
19 authorized to issue said licenses.

20 I move the resolution.

21 COMMISSIONER TUCCI: Second.

22 MADAM CLERK: Commissioner Evans?

23 COMMISSIONER 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 At this point, we'll open the meeting to the
8 public. Anyone wishing to address the Board of
9 Commissioners, please approach the microphone and state
10 your name for the record.

11 MR. NICHOLAS AURIEMMA: Good evening. Yeah,
12 Nicholas Auriemma, 35 Wilson Street, Nutley, New
13 Jersey. Just briefly why I'm here again tonight. All
14 of you are aware of the saga I've been living for the
15 last -- now, it's up to three and a half years. I was
16 fortunate enough to go to mediation about a month and a
17 half ago thinking, wow, finally put this to sleep.

18 Unfortunately, mediation didn't go well. Not
19 all parties are willing to be open-minded. I don't
20 know why there's such a power struggle. Everyone's
21 blaming each other and no one wins. I mean, I don't
22 win. Everyone wins because everyone's getting paid on
23 my time. Mr. Bruno could attest, and Mayor Kelly, the
24 mediation costs money. Cost me, I don't know, another
25 \$3,500.

1 So during mediation, the mediator was upset
2 that, you know, everyone wasn't playing fair. He
3 actually directed my lawyer to file a motion to get
4 back in court, which we did the other day. Went to
5 court. The judge was, you know, trying to get this
6 settled. I don't know why I'm still in this
7 predicament. On my own, I've settled with two people
8 already. I've settled with the appraisal company and
9 with their listing agent.

10 Now, personally, I think the two people most
11 responsible for this is the Township of Nutley and the
12 seller. Why do I say that? The seller sold me
13 something. I paid a pretty good penny for it. It's a
14 piece of dirt. I can't use it. He said he wasn't
15 aware that it was a floodway, whatever.

16 To make a long story short, I'm trying to
17 settle with him. He continues to blame the Township of
18 Nutley saying that the Township screwed him because the
19 Township made him convert his two-family to a one-
20 family. And I keep on saying, well, it's not my
21 problem. I didn't do that.

22 And then the township. I don't know if I
23 could just share this with you guys quickly. Can I?
24 Okay. Do you mind if I approach?

25 MADAM CLERK: I'll take it.

1 MAYOR KELLY: Present it to the clerk,
2 please.

3 MADAM CLERK: Do you have one more?

4 MR. AURIEMMA: It's okay. He's got about 12
5 already.

6 MADAM CLERK: Okay. Mayor.

7 MR. AURIEMMA: So I have a folder that's this
8 thick that deals with Dave Berry, who I have a lot of
9 respect for, and I look at him as a friend. Sal
10 Ferraro, who I also have a lot of respect for. And
11 I -- I continue to say this. It's very difficult for
12 me to express certain feelings because Dave's daughter,
13 my daughter, you know, they're roommates in Rutgers.

14 First of all, I know all of you. Okay? I
15 cannot see why the Township, the Commissioners, who
16 were elected by these people, won't just step up and,
17 you know, help me out. If you look at just the -- and
18 I have -- I can't count how many things I have. I just
19 want to briefly go through this.

20 February 2nd, 2022. I sent a letter to my
21 lawyer, an email to my lawyer. Okay? I said, John, I
22 met with Dave Berry, construction official. I met with
23 him in regards to the property located at 14 Homer.
24 Dave is going to provide me a list of what I need to do
25 in order to build on this land. I know I

1 need to meet with the town engineer and may have to
2 retain my own personal engineer. Can you please relay
3 this to this seller? This is seven months before I
4 bought this property.

5 I met with Dave. He told me to meet with Sal
6 Ferraro. I met with Sal. Okay? If you go to the next
7 page, okay, in September 29th of 2022, Dave tells me,
8 Nick, and Lou, I met with Sal and the Township engineer
9 this morning. They will be releasing a review letter
10 to you guys shortly. I know you have -- I know you
11 have submitted floating foundations permits already.
12 Can you start the rest of the permits while you're
13 waiting for this letter?

14 If anyone knows anything about building,
15 they're not going to tell me to submit my plans and
16 issue permits unless they think this lot is buildable.
17 If this lot was deemed unbuildable, I wouldn't be at
18 this point.

19 Let's go to the next one. I just gave you
20 five real quick. Okay? This is a report from your
21 town engineer, your Township engineer, which I had to
22 meet with. In the first sentence, it says this site is
23 an R-1 residential one-family zone where construction
24 of a single-family dwelling is permitted. They wrote
25 me this report. They asked me to update my plans to

1 meet the flood elevation, which I did. I spent a few
2 more thousand. Okay?

3 If you go to the next page, you guys cashed
4 my checks, the Building Department. In order to build,
5 I must pay the soil conservation. I don't know if
6 you're aware of it or not, Mr. Evans. You can't get
7 your permits unless you pay this first. This goes
8 through the Township. I paid it. Township cashed my
9 check.

10 Okay. I have other ones here. Co-op
11 application, I filled out. Township gave me a bill. I
12 paid it. The zoning certificate when I bought the
13 land, R-1, buildable land. Here's another one. My
14 permits for footing and foundation that I sent a check,
15 check 632 to the Township. Another one, soil
16 conservation. Okay?

17 Add to that DiBiasi. Nick, you were approved
18 with the HEPA, whatever. This is all from your
19 department, Mr. Evans. If no -- if anyone here can't
20 recognize that the Township made a mistake, I'm not
21 saying anyone did anything purposely, but they led me
22 to believe this lot was buildable. They made me spend
23 hundreds of thousands of dollars, and no one's
24 accepting responsibility.

25 All I'm asking, I did all the work here.

1 Okay? I -- my lawyer wanted to sue the Township and
2 other people, and he wanted to sue and settle for
3 \$700,000. I told him, I don't want that. I just want
4 to be made whole. I'm not looking to cash in. Okay?
5 I don't care to cash in. I went to mediation. I'm
6 asking the Township to contribute \$50,000 for their
7 mistakes to help me be whole, and you guys are fighting
8 me. I don't get it. I'm dumbfounded. It's pennies.

9 I will go to trial if you guys don't settle,
10 and I will prevail, I believe. And when I do, the
11 Township's going to have to pay, and who knows what
12 Township attorneys getting. And trust me, it's going
13 to cost -- their bill will be more than what I'm asking
14 for. Can you guys just say, okay, Nick, maybe you're
15 right, maybe we messed up. And as elected officials,
16 you know, why not?

17 I mean, sometimes you have to make decisions
18 that are not going to be favorable, and people are
19 going to be upset. I sat in that chair. I know. I've
20 been there, done that. But like I told a few of you
21 that I'm friendly with, if I was up there, I don't care
22 who you are, if you were my enemy, it never would have
23 gone three and a half years. And I would have
24 direct -- whoever I appoint and say can we do the right
25 thing and just put this to rest? \$50,000, your part's

1 done. I pay off this loan.

2 You know, I spoke to whoever. I said don't
3 write me the check, write it to the bank. I paid, in
4 three and a half years, I don't want to tell you what I
5 paid in interest. I'm asking for your help to put this
6 to rest. I mean, what more? I mean, I got seven pages
7 of folders that thick from the engineering department,
8 from Dave Berry, and so forth. I don't want to drag
9 people to court. Not people I'm friendly with.

10 Mayor, I'm -- I'm asking someone make a
11 motion.

12 MAYOR KELLY: As we've said previously
13 before, we sympathize with you. We understand the
14 situation you're in, and it's -- none of us would want
15 to be in that situation. What I can say is that we
16 will continue to talk amongst ourselves about how --
17 the best way to resolve this and work with our
18 attorneys and experts the best way forward for this.

19 MR. AURIEMMA: It's been three and a half
20 years. I've come before this Board several times.
21 I've heard the same thing. Why is everyone so
22 hesitant? I mean, everyone shakes my hand, they
23 embrace me. I don't know. Secretly, am I not liked?
24 Did I do something?

25 MAYOR KELLY: It has nothing to do with you

1 personally. This is just the way the legal process
2 works. And I'm saying that from someone who is a
3 lawyer by profession, and this is just how it drags.
4 And I understand the frustration with the pace of
5 things, but we're moving as fast as we can, or as fast
6 as the legal process would permit us in consultation
7 with our experts.

8 MR. AURIEMMA: I don't -- Mayor, with all due
9 respect, it's -- it's three and a half years. I mean,
10 you guys meet in private. I mean, I can't see, I don't
11 know. I mean, is anyone, you know, loyal enough as a
12 citizen to make a motion now and say, listen, let's end
13 this. I mean, you guys are fighting over \$50,000. I
14 don't think anyone cares. Trust me. They're not going
15 to come to the next meeting and complain about this.
16 And what you're doing is the right thing.

17 MAYOR KELLY: The -- as Mr. Bruno has said
18 before, these conversations has to happen with us
19 behind closed doors. It's not something we can just
20 make a motion for on the open floor right here.

21 MR. AURIEMMA: But you can, legally. Because
22 I would if I was sitting in the chair. I wouldn't
23 think twice about it. And like I said, if my enemy was
24 here.

25 MR. BRUNO: Mr. Auriemma, I appreciate all of

1 your comments. This is not a court of law. You are
2 entitled to come up here and address the Board. I have
3 counseled them consistently not to discuss this in this
4 forum because this is a pending legal matter. To the
5 extent that they are going to continue to discuss this
6 in closed session, you know, we will keep you apprised
7 when that information becomes public.

8 I can tell you that this Board has given you
9 a tremendous amount of latitude, respect, and
10 deference. Probably more than many boards that I'm
11 aware of would ever extend. And I think that's a
12 testament to how much they care not only about you, but
13 about any resident. So --

14 MR. AURIEMMA: And I appreciate that, but --

15 MR. BRUNO: And I know it doesn't feel like
16 that --

17 MR. AURIEMMA: No.

18 MR. BRUNO: -- from where you're standing.

19 MR. AURIEMMA: Nope.

20 MR. BRUNO: But I can tell you that that is
21 the absolute truth. So I'm sorry that you're not
22 content with how this is playing out, but this is,
23 unfortunately, how it has to play out.

24 MAYOR KELLY: I could just add that everyone
25 on this Board is working diligently on finding a

1 resolution to this matter.

2 MR. AURIEMMA: Listen, I don't want to
3 disrespect you. I have much respect for everyone up
4 there. Okay? But what you just said, it bothers me.
5 I mean, come on, Mayor. We spoke a few times. I mean,
6 every time I come back it's the same thing. What are
7 you talking about? Anyone? Anyone? Doc? Any
8 opinion? Come on. I mean -- I mean --

9 COMMISSIONER PETRACCO: Look, I think that
10 they said they're working on it. And hopefully, the
11 solution is right around the corner. I mean, you know,
12 I would think that maybe we're getting a lot closer
13 than you think, so just be patient.

14 MR. AURIEMMA: Be patient?

15 COMMISSIONER PETRACCO: Just be patient.

16 MR. AURIEMMA: And what brings me here today
17 is I was informed that I will not go to trial because
18 that's the style you're familiar with, not for another
19 two and a half years. So I've got to continue to pay
20 this loan, and -- but again, I mean, Doc, I mean, I
21 just don't get it. I'm sorry. I mean, I've got a lot
22 of respect for you, but I'm different.

23 COMMISSIONER TUCCI: We haven't been even
24 briefed yet on what transpired at the mediation.

25 MR. AURIEMMA: That bothers me, then.

1 COMMISSIONER TUCCI: Well, we're probably
2 talking about it this evening, so don't be totally
3 bothered. So once we can sit back and discuss what
4 occurred, hopefully, we can make some decisions that
5 are right and just for everyone.

6 MR. AURIEMMA: Mr. Evans?

7 COMMISSIONER EVANS: Nick, I -- as I said, I
8 don't -- you and I don't know one another very well,
9 you know, but I'm not in a position where I can
10 comment, period. My counsel has said, keep quiet.
11 You're referring to my department. I need to keep
12 quiet.

13 MR. AURIEMMA: Well, I -- you know, I respect
14 that, but you know what? You're a Commissioner. You
15 were elected by the people, and you should voice your
16 opinion. Because, no, this is directed to Mr. Bruno.
17 He works for you. You don't work for him.

18 COMMISSIONER EVANS: Thank you for the
19 counseling.

20 MR. AURIEMMA: You're welcome. Al, are you
21 in?

22 UNIDENTIFIED: I (indiscernible).

23 MR. AURIEMMA: Oh, did you?

24 MAYOR KELLY: Mr. Auriemma, unfortunately,
25 due to the constraints of public comment, we don't have

1 any more time for this at this time.

2 MR. AURIEMMA: There's no one else behind me.

3 MAYOR KELLY: Well, we --

4 MR. AURIEMMA: Forty-two people have just
5 yielded their time to me, so I got another two hours.
6 I'm going to come back the next meeting, and I just
7 wish when I'm up here again, you'd just say, Nick,
8 we're not doing anything. Or can you come up with,
9 like, will there be some type of solution the next
10 meeting?

11 MAYOR KELLY: Optimistically, we can hope for
12 one, but we can't guarantee any particular resolution.

13 MR. AURIEMMA: So how many more times do you
14 have to meet to come up with something?

15 MR. BRUNO: Mr. Auriemma, respectfully, there
16 are no answers that you're going to be content with to
17 these questions. I understand, you know, what it is
18 that you're trying to accomplish. Unfortunately, the
19 matter is part of a pending litigation. There are many
20 aspects of this case. I'm not going to debate the law
21 with you. I don't think that this is the appropriate
22 forum. And I don't think, frankly, that you would
23 appreciate that.

24 I understand that this is a troubling
25 situation, and everybody is sympathetic to that. I

1 don't -- no one here can give you a deadline as to when
2 they're going to have an answer because there's too
3 many unpredictable moving parts. I can tell you that
4 everyone is thinking about this. Everyone is asking
5 about it. This is not something that any single
6 Commissioner has let, you know, fall off their radar,
7 but there are many moving parts here. And to the
8 extent that, you know, that's an answer, that's the
9 best we can give you at this time.

10 MR. AURIEMMA: I don't get it. I'm so -- I'm
11 dumbfounded. Nobody wants to make a motion? Purchase
12 this land? Make it a doggie park? I don't know. No
13 one's going to be here in 20 years. Half of us will be
14 dead, so --

15 UNIDENTIFIED: (Indiscernible).

16 MAYOR KELLY: Anyone else wishing to be heard
17 this evening may approach the microphone and state your
18 name for the record. Seeing none, we'll close the
19 public comment portion, and I -- Mr. Bruno, do we have
20 a need for executive session this evening?

21 MR. BRUNO: Mayor, we do have a need to go
22 into closed session to discuss litigation as well as
23 contract negotiations.

24 MAYOR KELLY: I'll make a motion to go into
25 closed executive session.

1 COMMISSIONER EVANS: Move it.

2 MADAM CLERK: Thank you. Whereas, Section 8
3 of the Open Public Meeting Act, Chapter 231, Public Law
4 1975, permits the exclusion of the public from meeting
5 in certain circumstances;

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

11 Now, therefore, be it resolved by the Board
12 of Commissioners of the Township of Nutley, move into
13 closed executive session to discuss contract
14 negotiations and litigation;

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

23 MADAM CLERK: Commissioner Evans?

24 COMMISSIONER 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 And we won't be conducting any more business
9 this evening, but I do want to remind everyone that
10 there is a special election this Thursday, February
11 5th, and that's for Governor Sherrill's former
12 congressional seat. So if you want to be heard in this
13 election, please make sure to allot some time sometime
14 between 6 a.m. and 8 p.m. on next -- on this Thursday,
15 February 5th.

16 There's not going to be any business, so I'll
17 entertain a motion to adjourn.

18 COMMISSIONER PETRACCO: So move it.

19 COMMISSIONER SCARPELLI: Second.

20 MADAM CLERK: Commissioner Evans?

21 COMMISSIONER EVANS: Aye.

22 MADAM CLERK: Commissioner Tucci?

23 COMMISSIONER TUCCI: Aye.

24 MADAM CLERK: Commissioner Scarpelli?

25 COMMISSIONER SCARPELLI: Aye.

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MADAM CLERK: Commissioner Petracco?

COMMISSIONER PETRACCO: Aye.

MADAM CLERK: Mayor Kelly?

MAYOR KELLY: Aye.

MADAM CLERK: And the time is 7:49

(End of recording)

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



ALICIA JARRETT, AAERT NO. 428 DATE: February 18, 2026
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