

3/4/26 Approved
RAK

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, February 18, 2026**

A Meeting of the Planning Board of the Township of Nutley was held at the Parks and Recreation Building, 44 Park Avenue, Nutley, New Jersey. 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.

A Joint Meeting of the Planning Board, Zoning Board of Adjustment, Board of Education and the Governing Body was held. immediately following the regular scheduled Planning Board meeting to review and discuss issues affecting the Township as they relate to all of the aforementioned Boards. Adequate notification was published in the official newspapers of the Herald News and the Nutley Sun on February 12, 2026, and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive, Nutley, New Jersey.

Salute to the Flag

Roll Call

Mr. Malfitano – Present
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 – Present
Mr. Contella, Alternate – Present
Ms. Rempusheski, Alternate – Present
Mr. Kozyra, Board Attorney – Present
Mr. Arcuti, Chair - Present

Meeting Minutes

The Meeting Minutes for the February 4, 2026 meeting were accepted by the Board.

Communications/Bills

An invoice for Gail Santasieri in the amount of \$150.00, for her preparation of the February 4, 2026 Meeting Minutes, was approved by the Board.

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.

Scheduled Future Hearings

None

New Business

Joint Meeting

Zoning Board

Frank Graziano, Chair
Diana Powell-McGovern, Esq.
Theresa Duva
Dan Tolve
Greg Tolve
Yvette Wallace
Mark Calicchio
John Cafone

Commissioners

Commissioner Scarpelli
Mayor Kelly
Commissioner Petracco
Commissioner Evans

Brd. of Education

Sal Ferraro, President
Dan Fragnals
Tom D'Elia
Ken Bania, Superintendent
Stephen Gilberti
Nick Scotti
Sal Balsamo
Stephen Delpiano
Teri Quirk
Lisa Danchak-Martin

Jonathan Bruno, Twsp. Atty.
Dave Berry, Zoning/Construction Official

Zoning Board

Mr. Graziano stated that in 2025 they reviewed 33 applications; 32 were granted as requested; 23 were granted approvals with conditions, 1 case was denied, 0 cases were withdrawn, and 0 cases were dismissed. The following is a list of items/suggested areas the Zoning Board feels need some attention: drainage concerns for new construction; variances for driveway widenings and applications where impervious coverage is cited; garbage/recycling and delivery/visitor parking areas at apartment/mixed-use buildings; waiting for the warehouse and truck terminal definitions; variance expiration dates; guidance as to stormwater systems management; design limitations be placed on one-family houses to prevent the possibility of unlawful two-family conversions; steep slope restrictions; and installation of rear property line solid privacy fences (needing rear neighbor's consent).

Mr. Graziano also stated that he would like to be kept advised of any decisions the Board of Commissioners make regarding any of the past recommendations the Planning Board submitted to them last year.

Mr. Arcuti asked several questions regarding the steep slope issue and rear yard privacy fencing applications. Mr. Berry stated that his department has had several applications regarding these matters and needs engineering guidance on drainage, grading and minor renovations.

Commissioner Scarpelli asked Sal Ferraro to talk about the coalition that was formed a few years ago to deal with the Third River flooding issues.

Board of Education

Mr. Ferraro stated that all the schools are at full capacity, give or take 100 students. The pre-K program has been expanded and next school year the 6th grades will be moving to the Middle School. A question was asked about the possibility of obtaining additional properties for school buildings and Mr. Ferraro answered that the Board has been working closely with Commissioner Evans regarding future real estate purchases. Commissioner Evans mentioned that they are currently renting space from St. Mary's Church (4 classrooms). Commissioner Evans also spoke about the new 777 Bloomfield Avenue pre-K building.

Board of Commissioners

Commissioner Evans talked about needing definite warehouse ordinances, zoning for apartments and mixed-use buildings (e.g., acreage on both sides of Washington Avenue). He feels that the Planning Board has to put time aside to make definite ordinance changes to be put into action. Commissioner Petracco agreed with several of Commissioner Evans' comments but said he was concerned about someone buying property in Nutley and when they finally have the money to start construction they find out that the zoning has changed.

Commissioner Scarpelli questioned where the lists of items the Planning Board wanted the Commissioners to review/revise were. Mr. Arcuti advised that he would be resending the list(s) of proposed changes for their review. Commissioner Scarpelli also talked about zoning and minimizing lot size. Mr. Berry stated that he gave all of the workshop items the Planning Board worked on last year to Mr. Ricci and they are already in a draft of the zoning code changes.

Old Business

None

Workshop Issues

None

Committee/Sub-Committee Reports

None

Counsel's Report

None

Public Comments

None

The meeting concluded at 7:53 p.m.

The next meeting is scheduled for Wednesday, March 4, 2026, at 7:00 p.m. at the at the Parks and Recreation Building, 44 Park Avenue, Nutley, New Jersey.