

OK -BAK
3/18/26

**TOWNSHIP OF NUTLEY
PLANNING BOARD MEETING MINUTES
Wednesday, March 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 – Present
Mr. Del Tufo, Secretary – Present
Mr. Smith – Present
Ms. Tangorra, Vice Chair – Present- left early
Dr. Marchese – Present – via Zoom
Mr. Koribanick, Mayor’s Designee – Present
Commissioner Scarpelli – Present
Mr. Goitiandia - Present
Mayor Kelly – Present
Mr. Contella, Alternate – Present
Ms. Rempusheski, Alternate – Excused
Mr. Kozyra – Present
Mr. Arcuti, Chair - Present

Meeting Minutes

The Meeting Minutes for the February 18, 2026 meeting were approved by the Board.

Communications/Bills

An invoice for Gail Santasieri, in the amount of \$150.00 for his attendance at and preparation of the February 18, 2026 Meeting Minutes, was approved by the Board.

Scheduled Future Hearings

None

New Business

None

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.

Old Business

None

Workshop Issues

Review Existing Zoning/Rezoning Ordinances, Amending Zoning Definitions,
Extending Density Limitations and Overlay Zoning

Mr. Del Tufo spoke briefly to clarify this Board's efforts over the past few years with respect to some of the issues brought up at the Joint Meeting held on February 18, 2026, *i.e.*, zoning rules and areas of land use. He stated that the Board sets up small working groups to "get into the weeds" on select zoning issues. These groups investigate and bring their findings/recommendations to the full Planning Board and their recommendations get sent to the Commissioners for their consideration/changes.

He stated that a year ago the Board started working on warehouse/truck terminal definitions/issues, and other definitions and recommendations were sent to the Commissioners for their action. There were 9 proposed changes, in March 2025. He does not understand how a quicker turn-around time can be requested when the Commissioners had the proposed changes for review over a year ago. His suggestion is that the Board start looking at its administrative process, develop a follow-up plan to better check the status of the working groups' efforts. Mr. Arcuti reminded everyone that there is a 35-day time limit for the Board of Commissioners to make recommendations when asked by the Board.

Mr. Arcuti asked Mr. Kozyra what the process is once this Board asks for recommendations to be sent to the Commissioners, and Mr. Kozyra said that he sends it to the Township Attorney, who represents the Commissioners, via e-mail and once the Township Attorney reviews the submissions he then forwards them to the Commissioners. Mr. Kozyra stated that having two Commissioners on this Board is helpful to keep track of Board submissions. Mayor Kelly suggested that the presentation system stay the same; this Board's attorney sends recommendations to the Township attorney via e-mail with the Board Chair, Mayor and Commissioner Scarpelli cc'd on the e-mail so they all know when recommendations have been sent for review.

Regarding the future development of Washington Avenue, Mr. Del Tufo suggested that the Board retain Paul Ricci to do an analysis regarding the zoning.

Mr. Del Tufo also stressed that if someone has an issue that needs discussion with the Planning Board or Zoning Board, there is no need for anyone to wait for the annual Joint Meeting, especially if there is a time constraint. Everyone should feel free to bring up any issues at any time

Ordinance No. 2608

Paul Ricci, via Zoom, stated that this ordinance addresses existing definitions that would be eliminated for a “warehouse,” and replace them with new definitions. It also recommends eliminating warehouses as a principal permitted use in all the districts, except for the M zoning district, which is approximately 17 lots, near the Passaic border. The ordinance proposes to allow a contractor’s office in the M1 and M2 zoning districts.

Commissioner Scarpelli stated that at the Commissioners’ meeting they proposed taking out the following definitions: WAREHOUSE - Accessory Warehouse; Industrial Warehouse; and Wholesale Warehouse.

He further stated that the following proposed definitions will be added: Cold Storage; Truck Terminal or Cross Docking Facility; Commercial Warehouse; Warehouse Fulfillment Centre; Office Contractor; Section 2 §700-20; Section 3 §700-21’ Section 4 §700-22; Section 5 §700-22.1; and Section 6 §700-39.

The Commissioner further stated that Dave Berry, Zoning Department, will be doing further research regarding accessory warehouse locations to be discussed at a future workshop meeting.

Several Board members had questions regarding these proposed definitions and Mr. Arcuti stated that several of these questions will be covered in future workshop meetings.

Regarding the consistency of this Ordinance, Mr. Ricci stated that the Ordinance recommends keeping warehouses in the M District, and the only remaining districts where it is proposed to be removed are MO, M1, and M2. In the MO District, the former Hoffman LaRoche/PRISM areas, it recommends eliminating warehouses not associated with manufacturing, and the M1 and M2 Districts do not have specific recommendations, although M1 does indicate that warehouses are a permitted land use. Throughout the Master Plan, there are sections that talk about the Washington and East Centre Streets area, in the M1 District, suggesting that the area be rezoned to acknowledge its current uses, and to support uses that will be compatible with the area, encouraging commercial and small business development to support the neighborhood's needs. He feels that oversized warehouse facilities will not be consistent with the area.

Several conversations between the Board members were had regarding the Master Plan’s zoning ordinances and codes, warehousing and land use being at the top of the list.

Another workshop meeting will be set up, along with Mr. Berry and Mr. Rici, to confirm definitions.

A motion was made and passed that the Board approve Ordinance 3608 with the edit of removing the words “as a principal use”. Additionally, regarding the consistency. the Board found that there is a limited inconsistency with the Master Plan, but Ordinance 3608 overall reflects the spirit and the goals of the Master Plan, and is recommended it should be addressed.

Mr. Malfitano – Yes
Mr. Del Tufo – Yes
Mr. Smith – Yes
Dr. Marchese – Yes
Mr. Koribanick – Yes
Commissioner Scarpelli – Yes
Mr. Goitiandia - Yes
Mayor Kelly- Yes
Mr. Arcuti - Yes

Committee/Sub-Committee Reports

None

Counsel’s Report

None

Public Comments

None

The meeting concluded at 8:31 p.m.

The next meeting is scheduled for Wednesday, March 18, 2026 at 7:00 p.m. at the Parks & Rec Building, Room 200 (second floor above the gym).