



Township of Nutley

Nutley Historic Preservation Committee

Minutes

Date: January 15, 2026
Time: 7:00 PM
Location: Nutley Town Hall

I. Compliance with Open Public Meetings Act

Pursuant to the requirements of the Open Public Meeting Act (Chapter 231, P.L.1975), notice of this meeting was published in The Nutley Sun, The Herald News and The Star Ledger. A copy of this notice has been posted on the Nutley Town Hall bulletin board and a copy is on file in the Municipal Clerk's Office.

II. Call to order and attendance 7:07 PM

Member Name	Present (P) Absent (A) Excused (E)
James Levendusky	P
John Demmer	P
Sal Corvino	P (arrived 7:13 PM)
John Simko	P
Jeanne Van Steen	P
Dante Intindola	P
Luke Michels	E

III. Minutes

Minutes from the December 18, 2025 meeting were unanimously adopted as presented.

IV. Communications and bills

- The Township Commission chambers inclusive of the conference room are being renovated with construction to commence in February or March. The Committee will be meeting in the 1st floor conference room until work is complete. The Township Clerk will communicate when the change in meeting place will occur.
- 232 Highfield Lane
 - Township Code Official David Berry provided an update on the ongoing construction work at Township Landmark 232 Highfield Lane. The owner has recently called for final inspection on his project, primarily within the interior. A request for a Temporary Certificate of Occupancy is expected soon. Mr. Berry was impressed with the work completed to date. Some punchlist items include railings etc.



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- The owner also inquired about future items including renovating and altering the property's detached carriage house. This future phase of work may require a variance from the Zoning Board.
- Mr. Intindola asked what our responsibility is to review as-built plans against the plans
- Some deviations from the plans the Committee used to issue Certificates of Appropriateness were recalled from the Committee's last site visit in April 2024, specifically regarding the porte cochere, chimney structure, and additional masonry ramp elements.
- Mr. Corvino noted that the porte cochere is an accessory structure and the ramp system is not visible from the street.
- It was noted that the Committee had requested revised plans in 2024 immediately following the site visit but did not receive formal revised plans despite follow-up.
- Mr. Intindola noted that Mr. Berry has all the plan sets and Certificates of Appropriateness previously approved by the Committee.
- Mr. Levendusky will email to ask if there are deviations from what was approved.
- Mr. Corvino suggested the Committee request as-built plans to review before issuance of a Certificate of Occupancy.
- It was also noted that all the Certificates of Appropriateness are now expired, but it is unclear if that has any effect on the project.

V. Ongoing business

- Marker for Town Hall
 - No update
 - We assume it will be installed in the spring and will follow up as it gets warmer.
- Vreeland House
 - Mr. Levendusky emailed Dan Jacoby asking if we can get together for a meeting to discuss future use of the house, and activities around America's 250th.
 - Committee visit to check up on house scheduled for Saturday morning January 17.
 - Mr. Levendusky will speak with Commissioner Tucci about getting an architectural evaluation
- US 250th Anniversary Celebrations
 - A walking tour covering the Kingsland Manor and the Van Riper House will be held on Saturday, May 30.
 - Another proposed tour to include the Speer House on Church Street and the Vreeland Homestead is being worked out. Mr. Jacoby has been tasked with reaching out to the Speer owners. The Committee would coordinate the Vreeland portion of the tour.



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VI. New business

- 2026 Budget
 - Need to follow up to see if PO was submitted for Methodist gates signs.
 - Need to follow up to see budget amount talk to mayor talk about signs,
 - The Committee agreed that we should request approval to order freestanding signs at key locations to be installed in 2026.
- Ordinance, CLG and broader vision of historic preservation
 - Mr. Levendusky is reviewing NJSHPO ordinance comments from 2022
 - He noted that the “weak” and “strong” ordinance examples sent by SHPO are involuntary.
 - It needs to be determined if the voluntary component of Nutley’s ordinance disqualifies Nutley from becoming a CLG.
- Training/conferences
 - A new required training law for HPC members has gone into effect. Actual training will not be required until a curriculum is developed by the state.
 - The New Jersey History and Historic Preservation Conference will be held on June 17 and 18 at the College of St. Elizabeth.

VII. Public Comment

None

VIII. Adjournment

Meeting was adjourned at 8:26 PM

Next public meeting: February 19, 2026 at 7:00 PM