

6/3/27  
Approved  
BAK

**TOWNSHIP OF NUTLEY  
PLANNING BOARD MEETING MINUTES  
Wednesday, May 20, 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 – ~~Absent~~ Excused  
Mr. Smith – ~~Absent~~ Excused  
Ms. Tangorra, Vice Chair – Present  
Dr. Marchese – Present  
Mr. Koribanick, Mayor's Designee – Present  
Commissioner Scarpelli – Present  
Mr. Goitiandia - Present  
Mayor Kelly – ~~Absent~~ Excused  
Mr. Contella, Alternate – ~~Absent~~ Excused  
Ms. Rempusheski, Alternate – Present (sat for Smith)  
Mr. Kozyra – Present  
Mr. Arcuti, Chair - Present

**Meeting Minutes**

The Meeting Minutes for the April 29, 2026 meeting were approved by the Board.

**Communications/Bills**

An invoice for Meredith Blank, in the amount of \$150.00 for her attendance at and preparation of the April 29, 2026 Meeting Minutes, was approved by the Board.

An invoice from RicciPlanning, LLC, dated 4/19/26 in the amount of \$640 for services rendered in connection with the review of the 530 Franklin Avenue application, was approved by the Board.

**Scheduled Future Hearings**

The 530 Franklin Avenue LLC application has been adjourned to June 17, 2026 upon the request of the Applicant. The adjournment is subject to: (1) a waiver of all time restraints; (2) timely submission by the Applicant of all new documents and reports; (3) the review of all new Applicant documents and reports by the Board's experts and the experts' availability at any adjourned

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.

hearing; and (4) the Board's review of all new Applicant documents and reports to determine sufficiency of prior notices.

### **New Business**

None

### **Old Business**

Mr. Arcuti asked Commissioner Scarpelli if the BOC had finalized the warehouse ordinance changes and the Commissioner responded that they did. Mr. Arcuti asked if the accessory warehouse definition was finalized and the Commissioner responded "No."

### **Workshop Issues**

With the World Cup starting in June Mr. Arcuti brought up the subject of short-term rentals. Even though short-term rentals are not allowed in Nutley he feels that a new ordinance should be added banning short-term rentals. Mr. Berry asked that the ordinance be broadened to not allow backyard and/or pool rentals.

Regarding the joint meeting notes, specifically for the drainage and stormwater management for single-family homes, Mr. Arcuti stated that he has sent an e-mail to the appropriate Township personnel and they are trying to put a study together. He stated that this Board will follow up later so that the Township has a chance to work on that request.

Mr. Arcuti brought up the e-mail he sent to everyone regarding his suggestions for parking requirements, together with a copy of the conditional uses, and Chapter 700 Zoning permitted uses which he handed out tonight. Off premises parking, similar to one of the issues with the 530 Franklin Avenue application, is a concern. Mr. Arcuti is concerned about an applicant obtaining a parking agreement between two property owners, which is not listed on the "Conditional Uses" list, and taking it to Code Enforcement to get a conditional use permit and, therefore, not needing a variance and/or an appearance before this Board. He wants to put "Off-Site Parking" back on the Conditional Uses List. He also wants to remove "The zoning official must review proposed off-premises site and make a determination of suitability" from the ordinance. His major concern is if someone is renting an apartment in a mixed-use area they should not have to park off-site. With regard to businesses in mixed-use areas, he feels that the employees of the business should be able to find off-site parking within 500 feet of the building.

A motion was made and passed to add off-premises vehicle parking lots back to the conditional use schedule in the following zones: R3, B1, B2, B3, B3A, B4, M, MO, and M1.

Mr. Malfitano – Yes

Ms. Tangora - Yes

Dr. Marchese –Yes

Mr. Koribanick - Yes  
Commissioner Scarpelli – Yes  
Mr. Goitiandia - Yes  
Ms. Rempusheski - Yes  
Mr. Arcuti - Yes

**Committee/Sub-Committee Reports**

**None**

**Counsel's Report**

**None**

**Online Attendees: 4**

The meeting concluded at 8:23 p.m.

The next meeting is scheduled for Wednesday, June 3, 2026 at 7:00 p.m. at the Parks & Rec Building, Room 200 (second floor above the gym).