

NUTLEY PLANNING BOARD

RESOLUTION RECOMMENDING THAT BLOCK 102, LOT 9 (KNOWN AS 300 KINGSLAND STREET) BE DECLARED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT BASED ON A FINDING THAT THE PROPERTY HAS CONDITIONS THAT MEET ONE OR MORE OF THE CRITERIA LISTED IN THE LOCAL REDEVELOPMENT AND HOUSING LAW AT N.J.S.A. 40A:12A-1

February 4, 2026

WHEREAS, by Resolution No. 272-25, dated October 6, 2025, the Township of Nutley Board of Commissioners authorized the Township of Nutley Planning Board to conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation area in need of redevelopment pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township of Nutley Board of Commissioners engaged FAR Planning (hereinafter referred to as "FAR") to undertake a preliminary investigation with findings and recommendations relevant to whether the area of investigation should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, FAR prepared a Preliminary Investigation Report dated December 2025, which was provided to the Planning Board; and

WHEREAS, the Planning Board provided notice of the scheduled meeting to the public as required by law as well as to adjacent property owners outside the Study Area; and

WHEREAS, the FAR report was the subject of a public presentation and hearing before the Township of Nutley Planning Board on February 4, 2026; and

WHEREAS, there was opportunity for public discussion and participation at the meeting with questions and comments from interested members of the public; and

WHEREAS, in the course of the public meeting, the Planning Board reviewed the Preliminary Investigation Report dated December 2025 and appendices, and had testimony from Francis Reiner, LLA, PP; and

WHEREAS, based upon its review of the Preliminary Investigation Report dated December 2025, and the testimony presented during the public hearing, the Township of Nutley Planning Board determined that the subject property located in the Township of Nutley satisfies the criteria of the Local Redevelopment and Housing Law for the reasons as stated in the Preliminary Investigation Report dated December 2025, and as set forth on the record;

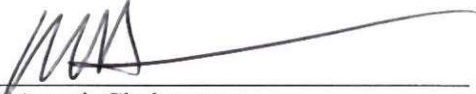
NOW, THEREFORE, BE IT RESOLVED by the Township of Nutley Planning Board hereby recommends to the Mayor and Commissioners as follows:

That Block 102, Lot 9 (300 Kingsland Street) be declared as a non-condemnation area in need of redevelopment based on the Planning Board's finding that the property has conditions that meet one or more of the criteria listed in the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-5; and

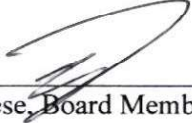
BE IT FURTHER RESOLVED that the Township of Nutley Planning Board recommends that any redevelopment plan for this property preserves the character of adjoining properties, that any development at transition points take into consideration the scale, density, open space, and character of adjoining neighborhoods, and that the plan maintains and maximizes ratables while also maintaining affordable housing.

BE IT FURTHER RESOLVED THAT this resolution may be signed in one or more counterparts and that a majority of the Planning Board members attending the meeting may sign the Resolution in counterparts, and that when the several pages are gathered, the Resolution shall be deemed adopted.

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the Mayor and the Commissioners.



Mark Arcuti, Chairperson



Larry Marchese, Board Member



Carol Tangorra, Vice Chairperson



Frank Contella, Board Member (Alternate)




Michael Koribanick, Mayor's Designee

Mayor John V. Kelly, III, Board Member



Walter Smith, Board Member



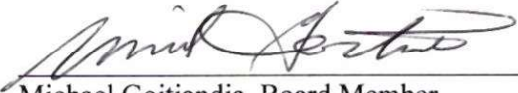
Commissioner Dr. Joseph Scarpelli,
Board Member



Gerard DelTufo, Secretary

Anthony Malfitano, Board Member

Kathryn Rempusheski, Board Member (Alternate)



Michael Goitiandia, Board Member