

*Township of Little Falls
County of Passaic
New Jersey*

Tel: (973) 256-0170

Municipal Building
225 Main Street
Little Falls, New Jersey

**LITTLE FALLS PLANNING BOARD
MINUTES OF REGULAR MEETING OF**

August 2, 2012

Members Present: R. Grecco
C. Gaita
M. Fojut
W. Kilpatrick
W. Van Houten
J. Strothers
W. Kohlman (1st Alt.)
H. Botbyl (2nd Alt.)
D. Radcliffe (3rd Alt.)
L. Dearani (4th Alt.)

Also Present: James Bryce, Esq.
D. Lindsay
V. Laky
J. Macones

Members Absent: I. Lawson

The meeting was called to order at 7:30 p.m. by the Chairman stating at least 48 hours advance notice of this meeting was given to The Herald & News, placed on the bulletin board in the Municipal Building, and filed with the Township Clerk.

NJDOT Transit Village Designation – Presentation to the Board outlining this program and its benefits to the Township.

Joanne Bergin, Township Administrator of Little Falls, came before the Board to discuss the Transit Village Community, grants, and the request to the NJDOT for consideration of a radius extension. She presented excellent maps done by the County and explained the Township's plans for a Transit village. She stated the benefits of having the radius extended to $\frac{3}{4}$ mile which would include a larger portion of Little Falls including the flood areas. She asked the Board for its support its request for the extension and that she has prepared a letter and will forward it to the Board for its review and approval.

This portion of the meeting was opened to the public. No one coming forward, this portion of the meeting was closed to the public.

Mr. Kilpatrick made a motioned, which was seconded by Mr. Grecco to approve the recommendations of the Township Committed for a larger $\frac{3}{4}$ mile radius extension and to submit her letter to the Board for review and further approval.

Poll of the Board: Members: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Strothers, Kohlman, Botbyl, Radcliffe, Dearani, Van Houten
Nays: None

The Chairman declared this presentation APPROVED.

Falls Automotive Specialties – 325 Main Street. Mixed Use Automotive Repair Garage/Residential Apartment. The applicant is proposing to expand an existing non-conforming use with a second floor over the existing garage.

Michael Adelhock, Esq., attorney for the applicant came forward to state that the applicant is proposing an addition of a residential apartment on a new second floor over an existing garage. The existing garage use is non-conforming in the R 1C Zone and the addition of a new residential apartment would be another use variance for a mixed use. In March, 2012, the applicant presented a site plan with variances for this expansion and addition. The applicant originally applied for simultaneous variances and its plan review. The site plan had a number of issues in terms of parking, etc. Mr. Adelhock stated that because of the issues that were presented at the last Board meeting, he and his client have agreed to begin this application as a new application and present it to the Board. He outlined the special reasons for this application.

Mr. David Halls, Planner for the applicant came forward to state that the applicant is proposing a 2nd floor, 2 bedroom apartment, and the 1st floor will be for commercial use. He stated that 9 parking spaces are proposed with the Animal Hospital allowing special permission to the applicant for 3 additional parking spaces.

Mr. Jeffrey Bran, applicant, said that he has an agreement with the Lessee of the next door building (who only has a 5 year Lease) to the 3 extra parking spaces.

This portion of the meeting was opened to the public, Mr. Veteri came forward to state that he feels this application is not well suited for this area with a mixed use. He stated lots of negatives. No others coming forward, this portion of the meeting was closed to the public.

Mr. Kilpatrick motioned, seconded by Mr. Kohlman to deny this application as presented due to the lack of the parking.

Before the voting of the members, Mr. Adelhock requested that this application be moved to the next meeting of the Board to provide a Site Plan.

Mr. Kilpatrick withdrew his motion and the Chairman approved the request to move this application to the next meeting of the Board.

B&P Little Falls, LLC (Little Falls Animal Hospital) – 418-420 Main Street (Block 70, Lots 21-24). Proposed Site Plan Approval.

Wendy Berger, Esq., attorney for the applicant came forward to state that the applicant is proposing the construction of a building for use as a veterinary clinic and animal hospital and related site improvements including signage and parking on the premises.

Mr. Michael Dipple, Engineer for the applicant came forward to state that the applicant is proposing a 2 story building with 12 parking spaces. He stated that the site is in disrepair. He is asking the Board to consider the preliminary and final site plan and variance approval portion of the application including parking variance (size of spaces and number of spaces) and sign variance(s) (a sign in a residential zone, plus 2 signs (1 permitted, and a minimum set back of signs to lot line, 7.5' proposed and 20' required)).

This portion of the meeting was opened to the public for questions of Mr. Dipple. No one coming forward, this portion of the meeting was closed to the public.

Mr. Warren Mann, Architect for the applicant came forward and stated to the Board that the new proposed building will include a waiting area for cats and separate dog areas, 1 receptionist area, 4 examining rooms, a treatment room and 2 sick rooms for animals. There will be no basement because of potential flooding zone.

This portion of the meeting was opened to the public for questions of Mr. Mann. No one coming forward, this portion of the meeting was closed to the public.

Dr. Beeber, applicant, came forward to reiterate the proposed application and its needs to facilitate the construction of a new building.

This portion of the meeting was opened to the public for questions of Dr. Beeber. No one coming forward, this portion of the meeting was closed to the public.

Mr. Steve Lydon, Planner for the applicant also came forward to discuss the proposed drainage area and proposed water line backup on William and Main Streets, and how this will effect the already flooding situation at that location.

This portion of the meeting was opened to the public for questions of Mr. Lydon. No one coming forward, this portion of the meeting was closed to the public.

Mr. Grecco motioned, seconded by Mr. Gaita to approve the application as presented.

Poll of the Board: Members: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Strothers, Kohlman, Van Houten
Nays: None

The Chairman declared this application APPROVED.

Old Business:

New Business:

Approval of the Minutes: None

Approval of the Bills: None

Resolutions: None

The meeting was adjourned at 11:30 P.M.