

**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**

December 4, 2014

Members Present: R. Grecco
C. Gaita
J. Strothers
W. Kilpatrick (Vice Chairman)
W. Van Houten (Chairman)
L. Dearani (1st Alt.)

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

Members Absent: M. Fojut
W. Kohlman
E. Bennett (2nd Alt.)
J. Reilly (3rd Alt.)
P. Heaney (4th Alt.)
J. Macones

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.

Verizon Communications: 201 Lower Notch Road. Roof top antenna (continuation).

Frank Ferraro, Esq., attorney for the applicant, stated that he brought back all of his witnesses for any further questioning by the Board. He stated that he did re-notify the surrounding property owners on November 24, 2014, and proof of publication was submitted to the Board. Mr. Bryce examined the proof of publication and date submitted and informed the Board that all was in order.

Mr. Ferraro called Glenn Pierson, Radio Frequency Engineer to state to the Board and presented Exhibit "A-6" (chart showing the flow of radio frequency capacity near the proposed site). The Board questioned the Engineer at the meeting of August 7, 2014 why was there a drop in demand during the months of May and/or June? Mr. Pierson stated that during those months, there was more of a demand on the Totowa site than in the Little Falls site. He presented the Board with Exhibit "A-7", and updated 11/13/14 chart of the radio frequency usage (for Aug. Sept. and Oct.). This shows the need of the off flow of capacity. He then

presented the Board with Exhibit "A-8" (NJDOT data for Route 46 (Average Daily Traffic Chart)), and Exhibit "A-9" (Google street view looking West of Route 46).

Tsvia Adar, Planner for the applicant came forward to state that she has reviewed the application and the drawings, has read the transcripts of the last meeting in August, and has been to the site and took pictures regarding the visibility of the area. She introduced Exhibit "A-10" (showing a simulation antenna). She stated that the writing was missing on the former picture presented to the Board. She showed that the simulation in the picture has a safety railing around the antenna. She presented Exhibit "A-11" (measurements of other alternate sites). When asked by the Board if there were any alternate sites available for this application, she replied by stated that she has explored several sites, but none were found suitable. She stated that with all of the testimony given, the height of the proposed antenna, its operational features, and the achievement of its maximum capacity, this proposed antenna is acceptable and suitable for this location. She added that the applicant meets its positive criteria on all counts with the Little Falls Ordinance, and finds no negative criteria.

This portion of the meeting was opened to the public. Catherine Oatken came forward to state that she resides in the Colonial Garden Apartments and was not notified by the applicant. It was checked by Mr. Bryce and found that she is within the 200 feet of the location site and was indeed on the list of notified property owners. No others came forward and this portion of the meeting was closed to the public.

Mr. Ferraro came forward to give a summation to the Board. He stated that the antenna should be not a detriment to the surrounding site as the testimony given by the witnesses. He also asked the Board for a vote on the application with only six (6) members present. He also stated that he has read and reviewed Dennis Lindsay's report and the applicant will provided proof of its valid use of the proposed site.

Mr. Kilpatrick, seconded by Mr. Grecco, approved the application as presented. He stated that the applicant has met the requirements of the positive criteria aspects and finds no negative criteria existing. He also stated that the applicant should paint the railings to match the building.

Poll of the Board to approve: Ayes: Grecco, Gaita, Strothers, Kilpatrick, Dearani, Van Houten
 Nays: None

The Chairman declared the application APPROVED.

Christopher Porter – 12 Orchard Street. To convert a 1 family home to a two family home.

Eugene Liss, Esq., attorney for the applicant came forward to state that because there are several members absent tonight, the applicant would like to carry this application to the next regular meeting of the Board in order to have those additional members present.

The Chairman declared this application carried to the next meeting of the Board on January 8, 2015.

Bromley Homes – 1 & 3 Robinwood Drive. Minor subdivision.

John Veteri, Esq., attorney for the applicant, Bromley Homes, LLC (Owners: Trehwella & Maroon (c/o Crowther)), came forward to state that the applicant is proposing the reconfiguration of two (2) existing lots by the adjustment of the common separating lot line. The applicant is requesting a lot line change with the property having frontage on Robinwood Drive and Francisco Avenue. He stated that one of the lots is currently under construction, and this subdivision will create no new development lots and all can be done without any variances.

Mr. Steven Koestner, Surveyor for the applicant came forward to state that he has reviewed Dennis Lindsay's Report, and states that one lot (Lot 15) contains an existing residential dwelling with a pool. The other lot (Lot 23) is currently under construction for a one family dwelling. He stated that the reason for the lot line change would be to cure an existing encroachment and eliminate the need for an easement. He stated further that the lot line change will transfer 520 sq. ft. from Lot 23 to Lot 15. Because both lots are conforming in lot area, the revision will be modest considering the size of both of these lots. He said that it will create an uneven lot-line on the property, but the lots will maintain their rectangular shapes.

This portion of the meeting was opened to the public. Mr. Rucco, 17 Ridge Road came forward to forewarn the Board to be careful when reviewing any Plans presented to the Board (his statement was not pertaining to this applicant, but in general) because he believes there may be some misrepresentations. No others coming forward, this portion of the meeting was closed to the public.

Mr. Kilpatrick, seconded by Mr. Grecco, to approve this application as presented. He stated that the applicant must prepare and sign two (2) separate Deeds for this approval on the two proposed sites.

Poll of the Board to Approve: Ayes: Grecco, Gaita, Strothers, Kilpatrick, Dearani, Van Houten
 Nays: None

The Chairman declared the application APPROVED.

Old Business:

New Business:

Approval of the Minutes: for November 6, 2014.

Mr. Kilpatrick, motioned, seconded by Ms. Strothers to approve the Minutes of the November 6, 2014 meeting.

Poll of the Board: Ayes: Strothers, Kilpatrick, Van Houten
 Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions: 1. Gaylor

Mr. Kilpatrick, motioned, seconded by Ms. Strothers to approve the Resolution as Denied for Gaylor.

Poll of the Board: Ayes: Strothers, Kilpatrick, Van Houten
 Nays: None

The Chairman declared the Resolution Approved for denial.

The meeting was adjourned at 9:30 P.M.