

**Township of Little Falls
County of Passaic
New Jersey**

Tel: (973) 256-0170

Municipal Building
225 Main Street
Little Falls, NJ 07424

**LITTLE FALLS PLANNING BOARD
MINUTES OF REGULAR MEETING OF
March 2, 2017**

Members Present:	W. Kilpatrick (Chairman) R. Greco (V. Chairman) C. Gaita J. Strothers W. Kohlman L. Dearani Rocco Corage (4 th Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. V. Laky (Board Secretary) Joe Macones Michael Cristaldi (Engineer)
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Members Absent: K. Barry
M. Fojut ((1st Alt.)
AJ Alvarez (2nd Alt.)
J. Reilly (3rd Alt.)

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, filed with the Township Clerk, and posted on the Little Falls Township website.

The Chairman stated that the attorney for 730 Main Street application has requested an adjournment to the next regular meeting of the Board in March.

Council to Address the Board: Council stated that at their meeting of March, William Van Houten was honored with a plaque for his many years of service on the Planning Board as Chairman.

Bromley Homes at Walnut, LLC – 47 Center Avenue.

Attorney John Veteri, Jr., Esq. came before the Board to request an extension of a minor subdivision approval with ancillary "c" variance relief to record subdivision deeds. The Board granted a minor subdivision of this applicant on August 7, 2014, which approval was memorialized in a Resolution on November 7, 2014. The applicant returned to this Board on April 7, 2016 and was granted a further extension of time on April 7, 2016, which was also memorialized in an approved Resolution. The applicant is requesting a sixty (60) day extension from today's date. The Board is satisfied that the applicant diligently pursued the perfecting of minor subdivision approval and is entitled to an extension of time for the minor subdivision.

Mr. Grecco, seconded by Mr. Kohlman to grant a sixty (60) day extension request of the applicant and it shall be

extended for a period of sixty (60) days from March 2, 2017.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Kohlman, Dearani, Corage, Kilpatrick
Nays: None

The Chairman declared the request for extension Approved.

At this time, Mayor Damiano and Councilman Sgobba excused themselves from this portion of the meeting as it pertains to a "D" variance.

Kalyoussef – 730 Main Street. Returning for new site plan approval. Use Variance and Minor Site Plan approval permitting two (2) residential dwelling units on the first floor.

Attorney John Chiaia, Esq. came before the Board to state that the property is located partially in the Borough of North Caldwell. He stated that the applicant is requesting a use variance and minor site plan approval to convert first floor commercial space into two (2) residential dwelling units.

Mr. Kalyoussef testified that he is a resident of Little Falls and occupies one of the second floor apartments on the site. He stated that the business was sold and now has been vacant for 3 ½ years. He said that he cannot get any other commercial business in there to continue as a retail business. He also stated that realtors recommended that he convert the first floor into residential units.

Charles Stewart, Engineer for the applicant came forward to testify that the size of the lot in Little Falls is approximately 7,617 sq. ft. and the larger portion of the property is approximately 22, 089 sq. ft. and is located in North Caldwell. He also stated that the applicant is not changing the size of the building but rather making changes to the façade for a more residential look. He said the first floor will be 1.83 ft. above flood plain, and that the building does not flood. He said, in his opinion, that this change will be a good fit for the area. He also introduced several photos as Exhibits of evidence.

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

Board Member asked Mr. Stewart if they are going to remove the sign on the property. He stated that it will not be removed, but will simply be re-labeled to read, Grand View Square and the address, and will remain the same size.

Matthew Smetana, Architect for the applicant came forward to review the construction materials that will be used in the residential appearance. He said columns will be added to give the front façade a more residential appearance and several peaks will be added as well. He also said that one of the two first floor units will be Americans with Disabilities compliant with the use of a ramp to access the unit. He also indicated that each unit will have one (1) bath, two (2) bedrooms and will be approximately 1,000 sq. ft. in size. Also, he said that the second floor units will have fire escapes. He stated that there is sufficient parking on the premises of this size.

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

Mr. Greco motioned, seconded by Mr. Gaita to approve the application as presented, for use variance and minor

site plan approval, granting the approval to convert the first floor commercial space of the existing building into two (2) residential dwelling units.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Kohlman, Dearani, Corage, Kilpatrick
Nays: None

The Chairman declared the application Approved.

Highview Homes at Totowa, LLC (Autumn Pointe at Little Falls) – Lindsey Road (Block 155, Lots 4 and 5). Preliminary and final site plan approval to permit the construction of a multi-family development of 24 units.

John Veteri, Jr., Esq. came before the Board to state that the applicant is requesting a preliminary and final site plan approval in order to construct 24 townhouse units in three (3) separate buildings with eight (8) townhouses per building. He also stated that this property is not located in a flood zone.

David Gunia, Owner of the Highview Homes at Totowa, LLC came forward to state that he has reviewed the architectural plans and that the buildings would consist of various materials. The height of the buildings will be 43ft. and they will be 2 ½ stories each. He stated that each unit will have a garage and a door providing access to the unit. Each unit will consist of one (1) hour of fire-rated walls between them. He stated that the applicant is energy conscious and will provide tankless water heaters for each unit for more efficient usage. He further said that a walking path and additional green space will be provided.

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

Radim Kucera, Engineer for the applicant came forward to state that the applicant was able to provide walkout basements in some of the units because of the property sloping and the drop off of 20 ft. in elevation. Because of the design configuration of the property, the applicant reduced the units from 32 to 24. He also stated that each unit has a driveway and a garage parking space and they are providing 12 parking spaces for guests, which conforms with the on-site parking standards. He also stated that a pump station and a force main will be constructed on site for the sewage discharge. With regard to the lighting, there will be no glare to the adjoining properties. The signage is block structure with stone veneer. He also suggests that a waiver of the traffic study be done since the applicant reduced the density to 24 units, which is well below the density permitted in the R-3A Zone.

This portion of the meeting was opened to the public for questions of Mr. Kucera. Dorothy O'Hare came forward to express her concerns about flooding on the site. Her concerns were recognized by the applicant who explained that they are proposing a riparian buffer of 50 feet, and there is no development within a flood hazard area. No others coming forward, this portion of the meeting was closed to the public.

Mr. Greco motioned, seconded by Councilman Sgobba to approve the application for preliminary and final site plan approval to permit the construction of a multi-family development of 24 units, and to submit all DEP approvals including the fire department approval to the Board.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Kohlman, Dearani, Damiano, Sgobba, Corage, Kilpatrick
Nays: None

The Chairman declared the application Approved.

OLD BUSINESS: None.

NEW BUSINESS: Discussion

Approval of Minutes: for February 2, 2017.

Mr. Kohlman motioned, seconded by Councilman Sgobba to approve the Minutes of February 2, 2017.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Kohlman, Dearani, Corage, Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: None were presented.

Resolutions: None

Adjournment