

**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
April 6, 2017**

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

Approval of Minutes: for March 2, 2017.

Mr. Greco motioned, seconded by Mr. Gaita to approve the Minutes of March 2, 2017.

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

The Chairman declared the Minutes Approved.

Resolutions:

1. Kalyoussef:

Mr. Greco motioned, seconded by Mr. Gaita to approve the Resolution as presented.

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

The Chairman declared the Resolution Approved.

2. Highview Homes at Totowa, LLC (Autumn Pointe at Little Falls:

Mr. Greco motioned, seconded by Mr. Gaita to approve the Resolution as presented.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Kohlman, Corage, Mayor Damiano, Sgobba, Kilpatrick

Nays: None

The Chairman declared the Resolution Approved.

3. Bromley Homes, LLC:

Mr. Greco motioned, seconded by Mr. Kohlman to approve the Resolution as presented.

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

Nays: None

The Chairman declared the Resolution Approved.

At this time, the Mayor Damiano and Councilman Sgobba excuse themselves from the meeting due to the "C" variance applications.

APPLICATIONS:

Kenneth and Deborah Durocher – 38 and 40 Sindle Avenue (Block 218, Lots 7 and 14), Little Falls, NJ. Extension of minor subdivision approval with associated variance relief.

John Veteri, Jr., Esq., attorney for the applicants came before the Board to state that the applicants are seeking a minor subdivision expansion of a pre-existing non-conforming use approval and "c" variance relief with regard to the subject properties located in the R-1B zone. He stated that they are moving the lot line proposing Lot 7 to consist of 17,548.88 square feet and proposed Lot 14 to consist of 11,556.75 square feet (minimum lot area is 9,000 square feet), therefore, both lots will exceed the minimum lot area. He stated that the applicant is proposing a single family dwelling on Lot 14. He stated that the applicants have been before the Board with an application for 6 townhouses on this site, but that this application has been revised and it is now a much less intense development.

Frank Matthews, Architect for the applicant came forward to state that he has reviewed the zoning table of the Township and confirmed that the applicants are able to comply with all bulk requirements with 2 exceptions (i) Lot 7 will consist of the existing 2-family structure, but the applicants are proposing a front yard setback of 24.83ft. (25 ft. is required), and (ii) Lot 14 will require a "c" variance to lot width, where 61.28ft is proposed and 75 ft. is required. He also stated that the property is not located in a flood zone.

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

Mr. Veteri provided a closing summary of the application for the Board.

Mr. Greco, seconded by Mr. Barry to approve this Application as presented with minor subdivision, with Lot width on Lot 14 at 61.28ft. and Lot 7 front yard setback of 24.83ft., recording of the deeds, address and unit numbers on each of the properties (as per compliance with Little Falls Police Dept.), and granted as per the conditions of the Board Engineer's report dated April 3, 2017.

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

Nays: None

The Chairman declared the application Approved.

Jaloudi Properties, LLC – 355 Route 46 East (Block 251, Lot 15), Little Falls, New Jersey. Preliminary and final site plan approval with “C” variance relief and expansion of pre-existing non-conforming use.

John Veteri, Jr., Esq., attorney for the applicant came forward to state that the applicant is seeking preliminary and final site plan approval, “C” variance relief and relief for an expansion of a pre-existing non-conforming use. He stated that the site contains an existing convenience store and a gas station which is not operating very well as it interferes with getting gas. He said that the applicant is using the property where the trees were sold and using it for the convenience store with offices on top floor. He said this would work for a much better flow on the site. He said that the existing convenience store will be demolished and a new two-story building with a convenience store and Dunkin Donuts on the ground level, and office and storage on the second level. There are six (6) existing fuel bays on site and the applicant is seeking to add three (3) new bays for gas.

Brian Shortino, Engineer for the applicant came forward to state that he is familiar with the site. He stated that there are two (2) existing driveways on the site. He said that the applicant is proposing a new two-story building with a convenience store (with 2,992 sq. ft.) and a Dunkin Donuts on the first floor and office and storage on the second floor (2,766.59 sq. ft.). He stated that the applicant will be realigning the parking area which will provide twenty-seven (27) parking spaces including 2 handicap spaces. The site will also include a dumpster and a loading space on the site. He stated that this configuration will improve the flow of traffic and result in a safer and efficient environment. He further stated that the applicant will require a variance for signage as the maximum sign permitted is 160 sq. ft. and 521 sq. ft. is currently existing. The applicant is reducing the signage to 483 sq. ft. within the existing 15ft. setback. However, the proposed taking of the frontage of the property by the NJDOT was 8ft. and therefore, the new proposed setback for the free-standing sign will be 7ft., resulting in the need for a variance. He said that the free-standing sign is not being moved, but the setback was encroached due to the NJDOT. He further stated that 27 parking spaces are proposed, therefore, the applicant complies with the required on-site parking spaces.

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

Javinder Arjani, Architect for the applicant came forward to state that the convenience store will have rest rooms on the first and second floors and an office area on the second floor. He also stated that there will be no baking of the donuts in the Dunkin Donuts store. It will be strictly a satellite function only.

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

Mr. Greco motioned, seconded by Mr. Kohlman to approve the application as presented, with a variance relief for an expansion of a pre-existing non-conforming use, with ancillary “C” or bulk variance with regard to signage whereas a maximum total sign permitted is 160 sq. ft. and 521 sq. ft. is existing, which will be reduced to 483 sq. ft., the number of signs on the building where one (1) sign per building is permitted and two (2) are proposed, setback of the free-standing sign to the right-of-way where 15ft. is existing but will be reduced to 7ft. after the taking by NJDOT and 20ft. is required, and variance to the gas pump islands also being affected by the taking of the NJDOT, where 28.6 ft. exist and 35ft is required.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Kohlman, Barry, Fojut, Kilpatrick
Nays: Corage

The Chairman declared the application Approved.

Veranda Ave. Properties, LLC – 29 Coney Road and Veranda Avenue (Block 15 Lots 8-12), Little Falls. Extension of a minor subdivision approval with associated variance relief.

John Veteri, Jr., Esq. attorney for the applicant came forward to state that the applicant was previously granted a minor subdivision approval with associated variance relief to subdivide the subject property into three (3) lots on August 4, 2016, which approval was memorialized on September 1, 2016. However, Municipal Land Use Law states that approval of a minor subdivision shall expire 190 days from the date on which the Resolution was adopted. The applicant was noted that it failed to timely perfect the recording of the subdivision deed, but was performing its due diligence in pursuing agency approvals. Now the applicant is seeking an extension of the minor subdivision approval. Mr. Veteri stated that the applicant has prepared the subdivision deed which was reviewed and approved by the Board Engineer and Attorney, and which remains to be recorded. He is seeking an extension to record the deed through June 8, 2017.

Mr. Gaita motioned, seconded by Mr. Kohlman to approve the extension of time to permit the perfecting of minor subdivision approval through to June 8, 2017.

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

The Chairman declared the motion Approved.

OLD BUSINESS:

NEW BUSINESS:

Approval of the Bills: None were presented.

Adjournment