

**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
August 3, 2017**

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

Council to Address the Board: Nothing to report at this time.

Approval of Minutes: for July 6, 2017.

Mr. Gaita motioned, seconded by Mr. Greco to approve the Minutes of July 6, 2017.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Barry, Mayor Damiano, Councilman Sgobba, Chairman
Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

Resolutions:

1. Veranda Ave. Properties, LLC – 29 Coney Road & Veranda Avenue, Block 15, Lots 8-12. Extension of Minor Subdivision approval with Variance Relief to October 6, 2017.

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

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

Nays: None

The Chairman declared the Resolution Approved.

2. **Eopechino** – 155 E. Main Street, Block 166, Lot 22. Minor Site Plan Approval & “C” Bulk Variance Relief. Mr. Gaita motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Greco, Strothers, Kilpatrick, Barry, Mayor Damiano, Councilman Sgobba,
Nays: Gaita

The Chairman declared the Resolution Approved.

3. **Taste of Little Falls, LLC** (Dunkin Donuts) – 126 Newark Pompton Turnpike, Block 54, Lot 1. Variance for Drive-Thru and “C” Bulk Variance Relief.

Mr. Grecco motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Greco, Kilpatrick, Barry
Nays: Strothers

The Chairman declared the Resolution Denied.

APPLICATIONS:

1. **Redevelopment of Singac Area.** Pursuant to the Local Redevelopment and Housing Law, the Little Falls Planning Board was asked to consider several areas in the Township for “Area in need of redevelopment and/or in need of rehabilitation. Jeffrey Janota, Planning Board Consultant, was authorized to perform the preliminary investigation study of these areas of concern and presented them to the Board for discussion. The Little Falls Township Council authorized the Planning Board to investigate all properties within a one block area of Singac neighborhood to determine if the properties are in need of redevelopment and/or rehabilitation. The study was only conducted to determine possible non-condemnation redevelopment area only. Mr. Janota compiled his information for the study through the tax assessor’s office, health and environmental data, zoning permits, and photos observed while out visiting the properties in question as well as speaking with the residents. Mr. Janota declared that the properties in question were in need of redevelopment due to substandard buildings, unsafe, unsanitary, dilapidated, or lacking in light, air or space, and unsafe working conditions. Any buildings that were abandoned were also considered factors of safety concern. He also stated that the sanitary sewers were constructed prior to 1926 and were approaching the 100-year age and are also in need of repair as well as the cast iron pipes (which have no linings) and are less reliable and coming to their end life. He concluded that these properties are in need of redevelopment and recommends that Township Council make a determination that the delineated areas should be determined to be an Area in need of redevelopment and rehabilitation under the local redevelopment and housing law.

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. Greco motioned, seconded by Ms. Strothers to accept the findings and conclusions as contained in the Investigation Report of Jeffrey Janota, and upon the laws established in the Township of Little Falls and the State of New Jersey and recommends that the Township of Little Falls Council designate the subject property as an “Area in Need of Redevelopment and an Area in Need of Rehabilitation.

Poll of the Board: Ayes: Chairman Kilpatrick, Greco, Gaita, Strothers, Barry, Mayor Damiano, Councilman Sgobba
Nays: None

The Chairman declared the application Approved.

At this time, Mayor Damiano and Councilman Sgobba excuse themselves from hearing this application due to the “D” variance request. Also, Mr. Gaita excused himself from this application due to a conflict of interest.

2. Pamela Sendowski – 178 Newark Pompton Turnpike. Mixed use building.

John Veteri, Esq., attorney for the applicant came forward to state that the applicant is proposing a construction of a three (3) story building (6 apartments and 3 commercial retail units) with apartments on the 2nd and 3rd floors and retail on the 1st floor.

Dan D’Agostino, Architect for the applicant came forward to state that they are proposing a three (3) story building. The 2nd and 3rd floor will consist of apartments with 1 and 2 story bedrooms (2 apartments will have “nooks” (not considered a bedroom). The building will have a flat roof, therefore, it will be in code for the height (34.4 ft. proposed). They are proposing basements, no elevators, no fire escapes proposed, fire sprinklers will be proposed, and the air conditioner condensers will be on the roof (forced air system).

This portion of the meeting was opened for questions of the Mr. D’Agostino. No one coming forward, this portion of the meeting was closed of the Architect.

David Fantina, Engineer for the applicant came forward to state that they are proposing a one-way ingress from the south side of Pompton Turnpike and one-way egress on the north side of Pompton Turnpike. They are also proposing garbage containers in the back corner of the property and no landscaping because there is no room for it. He stated that the Engineer will determine if a fence will be needed. The Board questioned the size of the delivery trucks for the retailers and Mr. Fantina said that it can be stated in the Resolution that certain size can only enter the premises. He also said that a snow removal company will have to be hired as there is no room to keep the snow on premises.

This portion of the meeting was opened for questions of the Mr. Fantina. Mr. Phillip DeSimone came forward and went through his notes with the Board as to his recommendations. He found no further objections. No others coming forward, this portion of the meeting was closed of the Architect.

Matt Seckler, Planner for the applicant came forward to stated that he visited the site and presented a Google Map of April 2017 of the proposed site for six (6) residential units with three (3) commercial units on the bottom floor.

This portion of the meeting was opened for questions of the Mr. Seckler. No one coming forward, this portion of the meeting was closed of the Planner.

At this time, the Chairman stated that he was not in favor of the rectangular shape of the proposed building. Another member stated that maybe the application can be condensed to appeal to the parking spaces. Discussion of the Members concerns was made with regard to the roof design, little or no landscaping, bump-outs concern, and relocating of the fire hydrant, etc.

John Veteri, Esq. stated that his client is willing to take into consideration all of the Board’s concerns and will waive a vote on this application, therefore carrying this application to the next regular meeting of the Board.

OLD BUSINESS:

NEW BUSINESS:

Approval of the Bills: As presented.

Adjournment