

**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
October 5, 2017**

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

Members Absent: R. Greco (V. Chairman)

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.

At this time, the Chairman asked for a moment of silence in honor of Mr. William Kohlman who passed away and was a devout Member of the Planning Board for many years, we thank him for all of his efforts and time he gave to the Little Falls Planning Board.

Approval of Minutes: for September 7, 2017.

Mr. Gaita motioned, seconded by Mr. Barry to approve the Minutes of September 7, 2017.

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

The Chairman declared the Minutes Approved.

Resolutions:

There were no Resolutions to be approved.

APPLICATIONS:

The Chairman stated that Jeff Janota, Little Falls Township Planner was to present a plan to the Board with regard to downtown redevelopment. Because of a technicality of the Herald News publishing, this matter will be scheduled for the November meeting.

Due to conflicts and certain variances, Mayor Damiano, Councilman Sgobba, and Mr. Gaita excused themselves from this application hearing.

1. **Pamela Sendowski** – 178 Newark Pompton Tpke. Mixed use building. Applicant was returning to the Board for a vote on the application.

Mr. D’Agostino, Architect for the applicant came forward to give the overall view of the modifications made to this application. He stated that the units were made smaller (6 units to 5 units) and therefore the parking spaces are fewer.

This portion of the meeting was opened to the public. Raymond Boutillier of Center Avenue came forward to ask about the height of the units and was told it was below the actual footage allowed. No others coming forward, this portion of the meeting was closed to the public.

Mr. David Fantino, Engineer for the applicant came forward also to give an overall review of the application. He stated that some changes were added such as three (3) street trees were introduced to the plan with some foundation plantings, and a fence in the back of the units will be placed. There were other changes made according to Mr. Simone’s letter and applied to the plan such as a stop sign at the exit, a side wall replacement, and relocation of a fire hydrant. This portion of the meeting was opened to the public of Mr. Fantino. Mr. Gaita came forward and asked about rear exit doors. It was stated that there will be two (2) rear exit doors (1 for the retailer and 1 for the residential units). No others coming forward, this portion of the meeting was closed to the public.

Ms. Strothers motioned, seconded by Mr. Corage to approve this application as presented with the revisions as discussed of five (5) units instead of six (6).

Poll of the Board: Ayes: Strothers, Barry, Fojut, Reilly, Corage, Chairman Kilpatrick
Nays: None

The Chairman declared the application Approved.

Mayor Damiano, Councilman Sgobba and Member Gaita return to the Board for the following applications:

2. **Theta Holdings** – 150 Clove Road & Six Brothers Diner. Lot line adjustment.

Gregory Mascera, Esq., attorney for the applicant came forward to state that Mandelbaum & Krupnick, LLC are the owners of real property known as Block 251, Lot 9, and Theta Holding Company is the owner of Block 251, Lots 3, 4, 5, 6, 10, 10.01, 11 & 16. Both Krupnick and Theta have come before the Board seeking a minor subdivision/lot line adjustment currently separate the two properties and to convey a portion of land from Lot 11 to Lot 9 (approx. 12,661 sq. ft.). He also indicated that a subdivision Deed will be prepared and the Board Chairman and Secretary will be signing it for approval.

Craig Black, Engineer for the applicant came forward to identify the area of Lot 11 (owned by Theta) to be conveyed

to Lot 9 (owned by Krupnick). He said that the property already has existing parking spaces for Six Brothers Diner (located on Lot 9), but because of a Lease Agreement between the two parties it allowed Krupnick to utilize a portion of property for parking as well. The lot line adjustment will enable the parking spaces to be located on Krupnick's property whereupon Six Brother Diner currently operates its business. He stated that there are no other variances associated with this site plan and no construction or physical modification will be done.

This portion of the meeting was opened to the public to address Mr. Black the Engineer in this application. No one coming forward, this portion of the meeting was closed to the public.

Mr. Gaita motioned, seconded by Mr. Barry to approve this application as presented with county approvals as well.

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

Nays: None

The Chairman declared the application Approved.

Mayor Damiano and Councilman Sgobba are recused from this application due to the variance request

3. Highview Homes LF, LLC (the Abbe at Little Falls Station). 139 Center Avenue. Final Site Plan approval.

Randal W. Habeeb, Esq. appearing for John Veteri, Jr. Esq., attorney for the applicant came forward to state that the applicant is seeking an amended final site plan approval, "C" variance for signage and extension of approvals for previous granted use variance and "C" variances. He stated that on November 3, 2005, this Board granted and memorialized a Resolution adopting the application for final site plan approval and "C" variance. Centex Homes next came before the Board seeking to amend that Resolution and increase the number of dwelling units from fifty (50) townhouse units (in 8 separate structures) to fifty-two (52) townhouse units (containing 9 separate structures), which would enable them to construct four (4) affordable housing units within the site. This resolution was granted by the Board on June 1, 2006. He now states that the applicant is coming before the Board to seek approval to construct a fifty (50) unit townhouse complex (in 9 buildings), and also that the applicant will make a payment of \$70,000.00 to the Little Falls Township Affordable Housing Trust Fund in lieu of constructing any affordable housing units on site, while seeking a "C" variance with regard to a monument sign on the site.

Joseph D. Hanrahan, Engineer for the applicant came forward to give the Board an overview of the application. He identified the nine (9) buildings and number of units contained in each building. He explained to the Board the loop driveway around the perimeter of the site with the 132 parking spaces and driveway spaces, stating that there are more than enough required (15 total extra). He also stated that the applicant is seeking a "c" variance relief for a monument sign to be located on the site. The monument sign would be 8ft. long and would be located 6 ft. off the ground, with an area of 24 sq. ft. and set back 11.2 feet off the property line (as requested by the Board). He further stated that the sign will not be illuminated.

This portion of the meeting was opened to the public of Mr. Hanrahan. One member of the public came forward and was concerned that the buildings proposed would be encroaching into the wetlands. It was said that the NJDEP was making sure that they don't disturb the wetlands. She also asked about the traffic and parking conditions, if that was going to be a concern. Another member of the public came forward to ask what the timeline was to start. It was not known at this time. Another member of the public came forward to ask about the parking spaces and water runoff and proposed lighting on the site. Mr. Hanrahan addressed their concerns and with no others coming forward, this portion of the meeting was closed to the public.

Dan D'Agostino, Architect for the applicant came forward with renderings of the architectural details of the units.

He stated that three (3) bedroom units would be approximately 2,125 sq. ft. per unit and that the height of the building would be thirty-four (34) ft. seven (7) inches, which conforms with the Township Ordinance.

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

Board Member, Mr. Gaita asked if an updated traffic study was done or will be done? The Chairman also stated that maybe a traffic study should be done and to carry this application based on getting a traffic study. Mr. Habeeb reiterated that all approvals have been given in 2006 and what would the outcome prove because the units were decreased in size and therefore believes a traffic study is not needed. Consequently, the Board concluded that the Applicant has satisfied the positive criteria and finds no detriment to the granting of the application.

Mr. Barry motioned, seconded by Mr. Gaita to approve this application as presented with amending the final site plan, to installation of a monument sign located 11.2 ft. off the property line, granting the “C” variance extension to coincide with the amended final site plan approval, and to permit the construction of a fifty (50) unit townhouse complex on site with a contribution of \$70,000.00 to the Little Falls Township Affordable Housing Trust Fund.

Poll of the Board: Ayes: Gaita, Strothers, Barry, Fojut, Alvarez, Reilly, Corage, Chairman Kilpatrick
Nays: None

The Chairman declared the application Approved.

OLD BUSINESS: None

NEW BUSINESS: None

Approval of the Bills: As presented.

Adjournment