

**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
June 7, 2018**

Members Present:	R. Greco (V. Chairman) C. Gaita J. Strothers K. Barry A. Kahwaty L. Damiano R. Corage (2 nd Alt.) M. Pocius (4 th Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Michael Cristaldi (Engineer) Valerie Laky (Board Secretary)
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Members Absent: W. Kilpatrick (Chairman)
J. Reilly (1st Alt.)
D. Damiano (3rd Alt.)

The meeting was called to order at 7:00 p.m. by Mr. Richard Greco, acting as Chairman in Mr. Kilpatrick's absence tonight stating at least 48 hours' advanced 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:

Approval of Minutes: for April 5, 2018.

Mr. Barry motioned, seconded by Mrs. Strothers to approve the minutes of the Board for April 5, 2018.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Barry, Kahwaty, L. Damiano, Mayor Damiano, Councilman Sgobba, Corage, and Pocius

Nays: None

Mr. Greco declared the Minutes Approved.

RESOLUTIONS:

No Resolutions to memorialize.

APPLICATIONS:

1. **The Little Falls Board of Education** – Review of capital projects (installing a parking lot to increase the amount of parking relative to Public School No. 2).

The Board of Education has filed an application with the Planning Board to permit the construction of a parking lot to service Public School No. 2, and Robert Walsh, P.E., P.P., a consultant retained by the Board of Education and Carol Delsandro, School Business Administrator/Board Secretary appeared on behalf of the Board of Education. Mr. Walsh stated that 40 parking spaces were needed, and, in particular, for visitors and attendees at nighttime events as well. He stated that the parking lot will be located at the intersection of Long Hill Road and DeYoung Drive.

Mayor Damiano asked if angular parking would be more beneficial? Mr. Walsh stated that this area is not for the function of dropping off children, only for visitors parking. Ms. Strothers asked if there was enough area for snow removal or buildup? Mr. Walsh stated that there is a 12ft. space in the corner of the parking lot which would be enough space to absorb the snow removal and/or backup.

Ms. Delsandro came forward to state that in addition to the parking lot, other improvements related to this project will be, guiderail replacement, replacement of sidewalk, curbing, storm water management will be implemented, landscaping providing buffering, and an adequate area will be provided for snow storage and removal. Sufficient lighting will also be installed with shielding and will be downward facing as well.

This portion of the meeting was opened to the public. Arnold Korotkin – 181 Long Hill Road came forward to state that with respect to the new parking lot, is the Board of Education required to hold a Public Hearing and will the Township regulations/Ordinance be sufficient to regulate these new plans? No others coming forward, this portion of the meeting was closed to the public.

Mr. Gaita motioned, seconded by Mr. Strothers, to approve the application as presented with a recommendation that the applicant provide plans to the Township of Little Falls Fire Chief for review regarding access and circulation and the ability to satisfactorily fight a fire on the scene, and to provide the plans to the Little Falls Chief of Police for review and approval.

Poll of the Board: Ayes: Gaita, Strothers, Barry, Kahwaty, L. Damiano, Mayor Damiano, Councilman Sgobba, Corage, Pocius and Greco.
Nays: None

Mr. Greco (Acting Chairman) declared the application Approved.

2. **Danza Group of Little Falls – Pizza 23 NJ, Inc.** – 171 Newark Pompton Turnpike. Seeking site plan approval to construct a pizzeria for Block 34, Lots 11 and 12, in the B-1 General Business Zone.

Carmen Gaita recused himself from this application due to a conflict of interest.

Attorney Walter E. Hanley, III, Esq. came before the Board to state that this application is a request for site plan approval for a take-out pizzeria which was formerly a hair salon.

Mr. Joseph Thompson, Architect for the applicant was introduced and stated that the nature of the business is that of a pizzeria with food delivery and takeout. The pizzeria will be open 7 days a week from 10 a.m. to 11 p.m. with 4 employees (1 or 2 delivery drivers, 1 chef and 1 cashier). The applicant is also proposing indoor seating with 5 tables (each with 2 chairs) for a total of 10 seats on the premises. He stated that trash and recycling will be situate at the rear of the lot. Mr. Thompson stated that this site is small with limitations and on-street parking will be relied upon. He stated that delivery of products is usually done in the morning hours with small trucks used for delivery. Mr. Cristaldi stated that due to the 10 seats proposed, the applicant is required to provide 5 on-site parking spaces.

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. Kahwaty motioned, seconded by Mr. Corage, to deny this application as presented. He stated that upon consideration of the plans, testimony and application, he found the applicant has insufficient parking spaces for the operation of use and for employees than the site can reasonably and safely accommodate, and that customers more than likely would have to find on-street parking.

Poll of the Board: Ayes: Strothers, Barry, Kahwaty, L. Damiano, Mayor Damiano, Councilman Sgobba, Corage, Pocius, and Greco.
Nays: None

Mr. Greco (Acting Chairman) declared the application Denied.

Mayor Damiano and Councilman Sgobba are recused from this application.

3. **Michael & Catherine Malinowski with Development Partner DeMattheis Real Estate, LLC** – (Block 58, Lots 19 & 20), and property located at Muller Place Rear (Block 58, Lots 16, 17, & 18); and a portion of vacated Signac Place. Proposed 4-story multifamily dwelling, 43 condo/apartment units, with variance requests for use, side yard, building coverage, building height, and parking.

John Veteri, Esq., attorney for the applicant came forward to state that they have provided the sufficient notices and affidavits for this applicant. He stated that the applicant is proposing a 43 unit multifamily dwelling located at Muller Place and a portion of vacated land on Signac Place. He presented various Exhibits to the Board (elevation, areal location, and full site of revised plans).

Steve Mathis, real estate developer, came forward and shared a video with the Board of the proposed interior finishes that the apartments would include. He stated that he only uses high-end finishing's and fixtures. And that is what would make them very luxurious throughout.

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

Christian Ferrara, Architect for the applicant came forward to state that he has studied the proposed site, revised and prepared the plans and elevation and floor plans, and has proposed one change to the parking allowing a circulation garage. He also stated that 39 units are now proposed instead of 43. There will be parking for each unit underneath the building. The building will include a lobby, storage for bikes, and trash chutes with compactor for convenience. He said that some of the units will have private terraces and that there will be terraces on each of the 4 levels with a TV room and lounge for the tenants.

This portion of the meeting was opened to the public of questions of Mr. Ferrara. The Chief of Police of Little Falls came forward to ask if this building will have security personnel around the clock. It was stated that there will not be security personnel in attendance, but that they are proposing 24-30 camera's and a full video system. No one coming forward this portion of the meeting was closed.

George Gloee, Civil Engineer for the applicant came forward to state that he has prepared the civil engineering aspects of the site. Currently there are 2 buildings on the site and Singac Place is a paper street with a gravel road. He addressed Mr. Simone's letter to the Board Members regarding sanitary sewer, curbing, grading, curb cuts, and plantings. He said they will submit a maintenance plan for those. It was asked if the flat roof can

hold and support snow storms. He replied yes. Also, he stated that there will be no barbeque grills allowed on the terraces, as it is restricted by the Condo Association.

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

Charles Olivio, Parking and Traffic expert for the applicant came forward to state that he believed that the parking and traffic to and from the site will not cause any detriment to the surrounding site. Those will enter the site from the easterly side and exit westerly onto Muller Place. There are 39 units proposed with 60 parking stalls (assigned spots).

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

Peter Steck, came forward to state that the area proposed for this project is a mixed use with residential units. He stated that the surrounding area will not be adversely affected this this plan. This plan adds customers to the area. He feels that this site is suited economically for this area and the statistics show that there are more than enough parking spots to adequately fit this design.

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

Due to time constraints, this application will be carried to the next regular meeting of the Board in July.

OLD BUSINESS: None

NEW BUSINESS: None

Approval of the Bills: As presented.

Ms. Strothers moved, seconded by Mr. Gaita to pay the bills as presented.

Poll of the Board: Ayes: Gaita, Strothers, Barry, Kahwaty, L. Damiano, Corage, Pocius, Greco

Nays: None

Mr. Greco (acting Chairman) declared the bills to be APPROVED and paid.

Adjournment