

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 2, 2018**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano
R. Greco (V. Chairman) Anthony Sgobba (Councilman)
J. Strothers Glenn Keys, Esq. (acting attorney)
K. Barry Paul Przybylinski (acting Engineer)
A. Kahwaty Valerie Laky (Board Secretary)
L. Damiano
R. Corage (2nd Alt.)
D. Damiano (3rd Alt.)
M. Pocius (4th Alt.)

Members Absent: J. Reilly (1st Alt.)
Michael Cristaldi (Engineer)
C. Gaita
Richard Briigliadoro, Esq.

The meeting was called to order at 7:00 p.m. by the Chairman 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 July 5, 2018.

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

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

Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. Michael & Catherin Malinowski with Development Partner DeMattheis Real Estate, LLC
2. Kenneth and Deborah Durocher

APPLICATIONS:

1. **Germonico Santana- Triplet Realty Invest, LLC.** 151 Paterson Avenue (Block 89, Lot 5.02). Industrial

Zone, Site Plan approval and relocation of playground for existing nursery school.

Ms. Monique Moreira, Esq., attorney for the applicant came forward to state that the applicant is seeking site plan approval along with a parking stall variance to the existing nursery school on the site.

Ms. Amy Hummerstone, Architect for the applicant came forward to state that the applicant wants to relocate sections of the fence to install an additional playground area that will provide additional outdoor recreations space for the children. She stated that they are going to restripe existing parking spaces and decrease them in size from 10' x 20' (which is required) to 9' x 18' (which is keeping the parking lot in conformity as a nursery school). She stated that the change of the size of the parking spaces will be more consistent with the size of the modern-day vehicles and will make for better functionality for the school. She also stated that they are proposing to eliminate one parking space which connect the existing playground to a doorway at the building. This, she said, will eliminate the children from walking through the parking lot to get to the playground.

This portion of the meeting was opened to the public. No one coming forwarding, this portion of the meeting was closed to questions of the architect.

Mr. Grecco, motioned, seconded by Ms. Strothers to approve the application with restriping of the lot, reducing the size of the parking spaces from 10 x 20 to 9 x 18 which is consistent with the use and type of use being proposed, and approval of the applicant eliminating one parking space to provide more room for a playground to connect to a doorway at the building making it safer for the children, and he also finds all changes are internal to the site creating a consistent and better use for the space.

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

The Chairman declared this application Approved.

Attorney Moreira asked the Board members if the applicant could waive receipt of the adopted resolution of the Board to begin work on the project site. All present members of the Board approved.

2. DEVKEV, LLC (LITTLE FALLS LIQUORS) - 315 Main Street (Block 78, Lot 6). Variance for new signs.

Derek Damiano recused himself from this application due to a conflict.

John Veteri, Esq. attorney for the applicant came forward to state that the applicant is seeking a "c" variance to permit two building facade signs totaling 72 sq. ft. and to be located on the existing structure of the liquor store. He told the board that the applicant was not present, and that he has removed the old signs from the building and proposing new conformed sign and will blend with the existing neighborhood. He stated that the sign on the front of the building will be 20 ft. long and 20 in. height with four gooseneck lamps over it for illumination. The sign will be 33.33 sq. ft. with 6 in. letter including two wine logos. He stated that the second sign will be located on the side of the building and will be 11 ft. long and 42 in. in height and will include three sconce lights above it with 7 in. letters and the wine bottle logo 20 in. in height. He also stated that the side of the building where the posters were, will be painted.

This portion of the meeting was open to the public. No one coming forward, this portion of the meeting was closed.

Mr. Greco, motioned, seconded by Ms. Strothers to approve the application as presented with one condition that the window sign be inspected by zoning officers to make sure it conforms with the township ordinance. Finding no negative impact, and the proposed signs will be an improvement to what was existing.

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

The Chairman declared this application Approved.

Attorney Veteri also asked the Board members if the applicant could waive receipt of the adopted resolution of the Board to begin work on the project site. All present members of the Board approved.

OLD BUSINESS: None

NEW BUSINESS: None

Approval of the Bills: as presented.

Mr. Greco, motioned, seconded by Mr. Barry to approve the bills as presented.

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

The Chairman declared the bills Approved.

Adjournment