

*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  
December 6, 2018**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano  
R. Greco (V. Chairman) Richard Briigliodoro, Esq.  
C. Gaita (@ 7:40) Michael Cristaldi  
K. Barry Valerie Laky (Board Secretary)  
L. Damiano  
D. Damiano (3<sup>rd</sup> Alt.)  
M. Pocius (4<sup>th</sup> Alt.)

Members Absent: J. Strothers  
A. Kahwaty  
Anthony Sgobba (Councilman)  
J. Reilly (1<sup>st</sup> Alt.)  
R. Corage (2<sup>nd</sup> Alt.)

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:** No residents coming forward with any concerns for the Planning Board.

**Approval of Minutes:** November 1, 2018.

Mr. Greco motioned, seconded by Mr. Gaita to approve the minutes of the Board for November 1, 2018.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, Pocius, Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

**RESOLUTIONS:**

Noelia Amez - 76 Van Pelt Place, Little Falls (Block 35, Lot 7)

Mr. Greco motioned, seconded by Mr. Barry to approve the resolution for Amez.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

*At this time, Mayor Damiano and Councilman Sgobba recused themselves from this application.*

**APPLICATIONS:**

**Bob Ciasulli Pontiac, Inc. d/b/a Toyota Universe: Preliminary and final site plan approval and "C": variance relief for building facade signage.**

Eugene Liss, Esq. attorney for the applicant came forward to state that the applicant is seeking to relief to permit three (3) new building facade signs on a new front entrance portal of the subject property, and is seeking a "C" variance to allow the applicant to alter the design.

David Armstrong, Architect for the applicant came forward to state that the applicant is seeking to construct a new portal entrance and removing the rounded entry. He also intends to install signs on the new portal using the Toyota logo with the Universe text which results in having 130.76 sq. feet in signage. He also stated that the applicant is proposing to enclose the outside play area. He also stated that the applicant is replacing an 11.3 ft. sign with a new 10 sq. ft. directional sign with the text "Service Centre" and a directional arrow underneath the text, and a new service reception sign (18.05 sq. ft.) at the rear of the building. He also told the Board that the applicant is relocating the new car delivery area and the previous new car delivery area will not be a part of the show room, with a handicap ramp. He indicated that the façade of the building materials used will used so that it will match the appearance to the existing building.

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

Peter Steck, Planner for the applicant came forward to state that he has reviewed the calculations of the signage proposed and states that the applicant is removing the text Toyota with the Toyota logo, removing the text Entrance, removing the text Universe, and removing the Service Center sign. He also stated that the applicant is enclosing the play area. Mr. Steck also said that the applicant is installing new signage on the proposed new front entrance portal which will be 113.25 ft, and the text Universe sign will be 17.51 sq. ft., and the text Service Reception sign would be 18.05 sq. ft. He said that the applicant is requesting relief for sign standards appropriate for auto dealerships on highways.

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

Mr. William Hollows, Engineer for the applicant came forward to state that he has reviewed the report of Mr. Simone, Superintendent of the Township of Little Falls, Department of Public Works and stated that the applicant will outline on the plans the three (3) manholes and the location of the sewer line. He stated that the applicant will provide an easement to the Township of Little Falls for the sanitary sewer line, and provide a metes and bounds description for same.

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

Mr. Greco motioned, seconded by Mayor Damiano to approve this application as presented for sign variance, and condition ed upon the applicant providing revised plans showing the location of the manholes as well as locating

the sewer line with a metes and bounds description. Also, that the applicant shall prohibit parking in the area of the manholes in order to permit access to the sanitary manholes for inspection and servicing.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, Pocius, and Kilpatrick  
Nays: None.

The Chairman declared this application APPROVED.

*At this time, Derek Damiano excuses himself from this application.*

**Ahmad Mirghahari and Ziba Vasili** – Continuation - Application to develop a retail center at 30 & 38 Newark Pompton Turnpike, and a portion of the Former Singac Place. Block 58, Lots 4, 5, 6, 7, 8, 9, 10, & 11. Property is in a B-1 Zone. Requesting variances for side yard setback of 5.1ft. on the north side, rear yard setback of 5 ft., number of parking spaces and parking stall size.

John Veteri, Esq. attorney for the applicants came forward to state that the applicants have obtained a letter of exemption for the Passaic County Planning Board, and the applicants have filed updated plans with the NJDOT. He also said the applicants revised the plans in order to eliminate the side yard setback variance on the north side of the property and therefore, the side yard setback has been improved from 5 ½ ft. to 12 ft. Therefore, both side yard setbacks will comply with the ordinance requirements. He further stated that the applicants have added more greenery and open space and is proposing planting trees.

Sonia Omanundson, Engineer for the applicants came forward to state that she has reviewed the contents of Stonefield’s Traffic Repot dated November 16, 2018 and testified that the applicants are proposing a 7,086 sq. ft. retail building consisting of 6 stores and 1,950 sq. ft. of office space on the second floor. She therefore concluded that there is sufficient on-site parking to accommodate the proposed use of the premises.

This portion of the meeting was opened to the public of questions for the Engineer for traffic study. No one coming forward, this portion of the meeting was closed to the public.

David Fantina further testified the improvements to the plans including the reduction in size of the building, increasing the side yard setbacks and relocation of the light pole, and making the drive isles 25 ft. wide.

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

Mr. Greco motioned, seconded by Mr. Gaita to approve this application as presented with a “C” variance relief, consisting of six (6) stores with two (2) office on the second floor, with 32 parking spaces proposed with 9ft x 18ft wide, with a 5.1 ft. rear yard setback, with 1 loading space designated in the front yard, with DOT approvals, and working with the shade and tree commission for adding plantings and trees.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, and Kilpatrick  
Nays: None.

The Chairman declared this application APPROVED.

*Mayor Damiano is recused from this next application*

**V'VA For Your Life, LLC** – 200 East Main Street, Little Falls (Block 188, Lot 2) – for a use variance.

John Veteri, Esq., attorney for the applicant came forward to state that the applicant is requesting to permit a hair salon use on the lower level of the premises for office, a breakroom, and a private area for wedding make-up and hair, characterized as a bridal suite (privacy for individuals having religious or medical reasons requiring privacy as part of their salon experience).

Ms. Vanessa Vargas came forward to state that she is now seeking the approval in order to use the lower level of the building for office, a breakroom and private area for a bridal suite. She stated that currently there are 12 seats in the main salon and 9 employees and 1 receptionist. She also stated that there will be 4 stations for hair and 2 stations for make-up with only 1 sink proposed downstairs, and will not be adding any more employees. She and the board indicated that there is sufficient parking on the site to accommodate this request. She indicated that she is in receipt of a letter from Phillip Simone recommending that a sewer injector system for all fixtures below grade be installed, or the installation of a check valve on the sewer line servicing the basement be done.

This portion of the meeting was opened to the public of questions of Ms. Vargas. No one coming forward, this portion of the meeting was closed to the public.

Mr. Greco motioned, seconded by Mr. Barry to approve this application as presented for a private bridal suite in the basement of the premises, and to comply with the report of Phillip Simone and the Board's Engineer report.

Poll of the Board:       Ayes: Greco, Gaita, Barry, L. Damiano, Pocius, and Kilpatrick  
                              Nays: None.

The Chairman declared this application APPROVED.

**OLD BUSINESS:** none

**NEW BUSINESS:** None

**Approval of the Bills:** None

MR. KILPATRICK AT THIS TIME THANKED ALL OF THE PROFESSIONALS AND MEMBERS OF THE BOARD FOR COMING OUT EACH AND EVERY MONTH AND PROVIDING THEIR SERVICES FOR THE PLANNING BOARD.

**Adjournment**