

**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
May 2, 2019**

Members Present:	W. Kilpatrick (Chairman)	Also Present:	Anthony Sgobba (Councilman)
	R. Greco (V. Chairman)		Richard Briigliodoro, Esq.
	C. Gaita		Michael Cristaldi (Engineer)
	J. Strothers		Valerie Laky (Board Secretary)
	K. Barry		
	L. Damiano		
	D. Cataldo (1 st Alt.)		

Members Absent: Mayor James Damiano
M. Seber
R. Corage (2nd Alt.)
D. Damiano (3rd Alt.)
M. Pocius (4th 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: April 4, 2019

Mr. Barry motioned, seconded by Ms. Strothers to approve the minutes of the Board for April 4, 2019.

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

Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

- 1. Highview Homes LF, LLC (The Walk at Stevens) – 133 Stevens Avenue.** Use Variance, Floor Area Ratio Variance, "C" Variance and De Minimus Exceptions, Design Waiver Relief with Preliminary and Final Site Plan Approval for a 24-Unit Multi-Family Residential Apartment Building. (Block 99, Lots 20 and 21).

Mr. Greco motioned, seconded by Mr. Gaita to approve the resolution as presented.

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

Nays: None

The Chairman declared the Resolution Approved.

APPLICATIONS:

- 1. CESTONE ASSOCIATES LLC – 238 Paterson Avenue. Approval to construct a 2 ½ story mixed use building with two retail units on the first floor and two single bedroom apartments on the second floor. Use Variance, Floor Area Ratio Variance, “C” Variance, Design Waiver Relief along with Preliminary and Final Site Plan Approval for a Mixed-Use Building.**

John Veteri, Jr., Esq., attorney for the applicant came forward to state that the applicant is proposing a use variance, floor area ratio variance, “c” variance, and design waiver relief along with preliminary and final site plan approval for a mixed-use building. He stated that the property is located in an R1-B zone and the applicant is seeking approval to construct a mixed-use building of two retail/office units on the first floor and two one-bedroom apartments on the second floor. He said that the property contains a very small building that is in disrepair, and also had a detached garage. He said they are proposing an open basement with storage space for each retail/office unit. Mr. Veteri said that the architectural elements will be carried throughout the building to provide for a residential appearance. Mr. Veteri said that one of the proposed retail tenants will be Donut Dugout. This applicant is providing 8 seats and will be baking on site. Deliveries to this retailer will be made by small vans at the rear of the building. Hours of operation will be from 7:00 am to 9:00 pm, 7 days a week.

David Fantina, Engineer for the applicant came forward to state that there is an existing commercial building on the site with a gravel parking area. He stated that the applicant is proposing to pave and use belgium block curbing. He also stated that the proposed height of the building will be approx. 26ft. 10 inches (not exceeding 28ft.) He further stated that the applicant is reducing the number of seating to 6, which will require 10 parking spaces (he is proposing 9 spaces and therefore a variance for 1 parking space is needed). A generator will be located in the side yard on Jackson Street (which will be screened) which will also require a variance. Mr. Fantina also requested that the second tenant space be approved for a professional office use. Mr. Fantina stated that the approval of this application would provide a desirable visual environment and promote efficient use of the land. It would fit with the neighborhood, which already contains a variety of mixed uses. He also stated that the applicant is requesting a “c” variance for building signage (as it is not permitted in this R-1B zone). It will be goose-neck lighting (with no back lighting), and there will not be any signage on the awnings.

This portion of the meeting was opened to the public of Mr. Fantina. Several members came forward with their concerns regarding the parking and amount of generated traffic, noise from hours of operation, lighting into their houses, generator to close to their property on the side yard. No others coming forward, the meeting was then closed to the public.

The Chairman declared a 5-minute recess at this time.

The Chairman opens the meeting up after its recess. Discussion incurred regarding snow plowing and/or removal from the site. Refuse and recycling containers, exhaust system, or some type of ducking system and storage of

the cooking grease on the premises until it is picked up. The Board also discussed the improvement relative to stormwater management measures and confirms that this would be a benefit to the community.

This portion of the meeting was opened to the public for questions. Several members came forward with their concerns. No others coming forward, the meeting was then closed to the public.

Mr. Greco motioned, seconded by Mr. Barry to approve this application as presented with its use variance, floor area ratio variance, "c" variance, and design waiver relief along with preliminary and final site plan approval for mixed use development.

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

The Chairman declared the application Approved.

OLD BUSINESS: none

NEW BUSINESS: None

Approval of the Bills: None

Adjournment: 10:00 p.m.