

**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  
February 6, 2020**

Members Present:	W. Kilpatrick (Chairman) R. Greco (V. Chairman) C. Gaita J. Strothers K. Barry L. Damiano D. Cataldo (1 <sup>st</sup> Alt.) D. Damiano (3 <sup>rd</sup> Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliadoro, Esq. Thomas Lemanowicz (Engineer) Valerie Laky (Board Secretary)
------------------	--	---------------	--

Members Absent: M. Seber  
R. Corage (2<sup>nd</sup> Alt.)  
M. Pocius (4<sup>th</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:** Councilman Sgobba stated that Council is requesting the Board to review and comment tonight on the proposed Amendment to Ordinance No. 1377. The change in the Ordinance is to exclude self-storage facilities.

**Ordinance No. 1377** was circulated to the Board members for their review. After discussion, the Ordinance was approved by the Board and voted as follows:

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

Nays: None

The Chairman declared the Ordinance No. 1377 Approved.

**Approval of Minutes:** January 9, 2020 (reorganization and regular meeting of the Board)

Mr. Greco motioned, seconded by Ms. Strothers to approve the minutes of the Board for January 9, 2020 for the reorganization meeting and regular meeting of the Board on same date.

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

Nays: None

The Chairman declared the Minutes Approved.

**RESOLUTIONS:**

None

**APPLICATIONS:**

*At this time, Derek Damiano recused himself due to conflict.*

1. **SINGAC FIRE CO. & NAIL ASSOCIATES** - (517 Main Street / 75 Newark Pompton Tpke. Block 53, Lot 3) – Lot Line Adjustment / Minor Subdivision.

John Veteri, Jr., Esq. attorney for the applicant came forward to state that the applicant is requesting a minor subdivision/lot line adjustment approval and “c” variance relief to adjust the lot line separating 517 Main Street (Block 53, Lot 3 – Singac Volunteer Fire Company No. 3) and 75 Newark Pompton Turnpike (Block 53, Lot 6 (pharmacy building owned by Nail Associates). He stated that the purpose of this application is to straighten out the boundary lines between the two properties and to create 2 more regular shaped lots and to properly reflect the usage of the properties by each party. The firehouse will be receiving approximately 450 sq. ft., which they have been already using as part of their rear parking area for many years. The owner of 75 Newark Pompton Turnpike will be receiving a small additional area behind the rear of its building on the north side. He further stated that as a result of the lot line, 517 Main Street will be increased to 10,170 sq. ft. and 75 Newark Pompton Turnpike will be decreased to 9,158 sq. ft. He stated that there are pre-existing non-conformities currently on the properties and will remain unchanged. Mr. Veteri stated to the Board that this application was before the Board in 2015 and approved. However, the applicant at the time did not perfect the subdivision. The application before the Board is the exact same application as in 2015, but the applicant is now in a position to perfect the subdivision and record the deed if approved by the Board.

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. Greco motioned, seconded by Mr. Gaita to approve the application as presented with a lot line adjustment between the 2 properties, including a “c” variance relief with maximum building coverage variance relief for Lot 6 (41% currently existing) and increased to 43%.

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

Nays: None

The Chairman declared the application Approved.

**2. KOREK LLC - (198 Newark Pompton Tpke. Block 37, Lot 9) - Preliminary and Final Site Plan Approval with Use Variance and other bulk variances for a mixed-use building.**

John Veteri, Jr., Esq. attorney for the applicant came forward to state that the applicant is proposing a mixed-use building with two (2) retail spaces on the first floor, three (3) residential apartments on the second floor and two (2) residential apartments on the third floor. It will have a residential feature with siding, brick, a mansard roof, designer windows and doors, and architectural trim. He stated that the rear of the property adjoins Strickland Avenue which is a residential area.

Dan D'Agostino, Architect for the applicant came forward to state that the proposed building has an appearance of being a 2-story building with an attic above. He further stated that the applicant requires a "c" variance relief for two (2) façade signs (only 1 façade sign is permitted). He said that the signs will comply with the Township's standards. He also stated that the building will have a basement, which the retail tenant will utilize for storage purposes only. He stated that the second floor will have two (2) one-bedroom apartments (one on the left end of the building and one on the right end of the building) and will each contain 1,073 sq. ft. of space. On the third floor, he said those will contain two-bedroom units on the right side (1,218 sq. ft.) and two-bedroom units on the left side (1,129 sq. ft.). He also stated that the building height proposed will be 34 ½ ft. (35 ft. is required) and is permitted in the B-1 Zone. Mr. D'Agostino also said that the air conditioning units will be located on the roof of the building with a wall around so that they are shielded from view.

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

David E. Fantina, Engineer for the applicant came forward to state that this application is similar to the property located at 178 Newark Pompton Turnpike that the Board previously approved. He said the applicant is proposing 12 parking spaces (19 are required), and that there is an existing dwelling and a shed which will be removed upon development. He also stated that the following variances were needed: lot depth proposed is 96.7 (100 ft. is required), front yard setback of 3.8 ft. and 2.0 ft. is proposed (10 ft. is required), building height as to 3 stories is proposed (2 ½ stories is permitted), parking space size proposed is 9 x 18 (10 x 20 is required), on-site parking spaces proposed is 12 (19 spaces is required), loading space required is 1 (none is proposed), and wall signs proposed is 2 (1 is required).

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

Jeffrey Martell, Planner for the applicant came forward to state that although the site is located in a business district, there is a residential area to the rear of the site and the mixed-use proposed would be a good addition to the area. He further stated that the applicant is entitled to variance relief based upon hardship. With regard to setbacks, there are a variety of setbacks along Newark Pompton Turnpike with some having approximately 2 ft. and others being right on the property

line. With having a 2 ft. setback, this allows the building to be brought forward and a parking lot provided in the rear of the building for 12 parking spaces. He also stated that the applicant conforms to the building height in feet and complies with the township ordinance. As for parking stall sizes, he stated that 9 x 18 is consistent with residential site improvement standards. He also stated that the applicant agreed to impose a restriction about no overnight parking of vehicles on-site by the commercial tenants. He also stated that small retailers do not typically need a loading area, as deliveries can be made in the parking lot area. He also agreed that having 2 wall signs will not result in any visual nuisance, and that the wall signs will be complying with township standards.

There was a 10-minute recess at this time.

Upon discussion, the Board determined that proposing two 2-bedroom units on the second floor and two 2-bedroom units on the third floor will result in the elimination of one dwelling unit and thus reduce the intensity of the use of the property.

This portion of the meeting was opened to the public for any questions. Mr. Andrew Baggett came forward to commend Mr. Gaita for suggesting that the applicant downsize to only 4 2-bedroom apartments. He questioned the matter of the parking. No others coming forward, this portion of the meeting was closed to the public.

Mr. Greco motioned, seconded by Mr. Gaita to approve the application as presented with 9:00 curfew on the retail stores, adjusting to 4 2-bedroom units only, use variance and mixed-use, lot depth 96.7, front yard setback 2 ft., building height 3-stories, parking space of 12, 2 wall signs, and that the applicant follow the recommendations of the superintendent of public works, planting of 2 trees and a white solid fence on the rear of the property.

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

The Chairman declared the application Approved.

**3. THETA HOLDING COMPANY - (150 Clove Rd.) – Preliminary and Final Site Plan Approval** to provide an internal access drive from the Overlook Corporate Center to Montclair State University.

Larry Calli, Esq. came forward to state that the applicant is proposing an internal access drive from Overlook Corporate Center to Montclair State University. He stated that it will be a private road (about 1,000 ft. long) to adjoin MSU property. He stated that they are not adding any structures on the site. This access road will be strictly for the office (corporate) people to have access during the day time. This access will be gated and controlled with an arm gate. He stated that this is a conforming use and is not proposing any landscaping around this access drive.

Dennis Keenan, Engineer for the applicant came forward to state that there is a 12-story office building on the service road and this proposed access road will bring the workers to and from the

building. He said the proposed road is approximately 900 ft. long by 30 ft. wide (32 ft. is required by the ordinance). He said they do not want this to be a pass through road and therefore is putting an arm gate for authorized individuals only.

Due to time constraints, this application was carried to the next regular meeting of the Board in March.

**OLD BUSINESS:** none

**NEW BUSINESS:** None

**Approval of the Bills:** As presented

**Adjournment:**