

**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  
REGULAR MEETING OF THE BOARD  
VIRTUAL MEETING WAS CONDUCTED**

**March 3, 2022**

Members Present:	W. Kilpatrick (Chairman) R. Greco (Vice Chairman) C. Gaita R. Corage L. Damiano M. Seber D. Cataldo (1 <sup>st</sup> Alt.) D. Damiano (2 <sup>nd</sup> Alt.) M. Pocius (3 <sup>rd</sup> Alt.) Dr. E. Abdi	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Brigliadoro, Esq. Michael Cristaldi (Engineer) San Chavan (Planner) Valerie Laky (Board Secretary)
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Members Absent: K. Barry

The “virtual” meeting of the Planning Board 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, The Bergen Record, the Little Falls Website, filed with the Township Clerk, and a copy of the notice was placed on the door of the Municipal Building.

**Council to address the Board:** No comments presented from the council meeting.

**Approval of Minutes:** for February 3, 2022

Ms. Cataldo motioned seconded by Mr. Luke Damiano to approve the minutes of February 3, 2022 as presented:

Poll of the Board: Ayes: Greco, Corage, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, Dr. Abdi, and Chairman Kilpatrick

Nays: None

The Chairman declared the minutes for February 3, 2022 Approved.

**RESOLUTIONS:**

There are no resolutions.

**APPLICATIONS:**

1. **LEVCO** - 1710 Route 46 West (KOHL'S SHOPPING CENTER). Signs located on Block 122, Lot 11. Replacement of Sign A and expansion of Sign B. B-2 Zone. Preliminary and Final Site plan approval with "c" variance relief for free standing signs.

Amanda M. Curley, Esq., attorney for applicant came before the Board to state that the applicant is requesting preliminary and final site plan approval and seeks a variance relief for two free-standing signs. She stated that the signs (Sign A and Sign B) are located in a part of a shopping center known as Plaza 46, located in Woodland Park and Little Falls.

Joshua Wirry, Engineer, came before the Board to state that he is the Project Manager for the site and he has prepared the signage plans. He stated that the sign plan shows signs A and B, which are two freestanding signs located in Little Falls. He stated that the applicant is seeking to update these signs. With regard to Sign A, the applicant is requesting a "c" variance relief for the number of colors on this sign. A maximum of four (4) colors is permitted, whereby the applicant is seeking approval to have up to twelve (12) colors on the sign. With regard to Sign B, the sign will remain in the same location as the existing sign. The applicant is increasing the sign area from 280 sq. ft. to 311 sq. ft. per sign face. They are also requesting to increase the height of sign from 35 ft. to 40 ft., and increasing the number of colors from 4 to 8 colors. He also stated that the signs will be internally illuminated, and will be on a timer as to not affect the neighboring properties. The applicant seeks approval for the signs to be illuminated until 2:00 AM for the last business to close for the day.

This portion of the meeting was opened to the public for questions of the Engineer only. No one presenting themselves with any questions of the Engineer, this portion of the meeting was closed.

Matt Flynn, Planner for the applicant, came before the Board to state that Sign A will remain the same, however, Sign A will have more than four (4) colors, which will require a variance relief. Due to the number of tenants in the shopping center, he stated that the applicant would need to have a maximum of twelve (12) colors on the sign. With respect to Sign B, he stated that the applicant will require variance relief to increase the height of the sign, to increase the amount of the colors beyond four colors, and for sign area increase from 280 sq. ft. to 311 sq. ft. per face. He stated that this is an increase of 31 sq. ft. per sign face. He further stated that he sees no subsequent detriment to this application with Sign B located in the same location with the applicant's requests. He said this is a tasteful sign with nothing out of scale, and can only promote safety along Route 46 with better roadside recognition for the Plaza Shopping Center. He further states, that these signs will not be a distraction to motorists traveling on Route 46 and that in his opinion, there is nothing but positives that outweigh any detriments with the applicant's requests. He said, overall, the signs will be an attractive feature with added safety purposes.

This portion of the meeting was opened for questions of the Board. Board Member, Corage, asked if there will be police cameras installed on the signs? It was stated that they there are already cameras on the diner sign. The applicant stated that as long as they are not responsible for installing them, or paying for them, yes the police can install cameras if they want to. No other Board members asking any questions, the meeting was then opened to the public for questions of the Planner. No one presenting themselves for questions of the Planner, 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 2 am close of the sign lights and traffic cameras allowed to be installed by the police if they choose to do so.

Poll of the Board: Ayes: Greco, Gaita, Corage, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, and Chairman Kilpatrick

Nays: None

The Chairman declared this application **APPROVED**.

2. **ZEN REAL ESTATE LLC d/b/a HNA Production, Inc.** - 47 Sindle Avenue, Block 218, Lot 8.01 and 8.05. Industrial Zone. Alter existing warehouse. Variances required.

Steven M. Greenberg, Esq., attorney for the applicant came before the Board to state that the applicant is requesting preliminary and final site plan approval, "c" variance relief, rear yard parking, side yard parking, two signs, parking stall size, and parking spaces.

Tyler Vandervalk, Engineer for the applicant came forward to state that the property is a light industrial use property which use involves the production and distribution of paper goods such as toilet paper and paper towels. He stated that the number of employees in the building would be 9. He further stated that there are 62 parking stalls required but 20 spaces are proposed, which in his opinion is more than sufficient to accommodate the needs of the applicant. He reviewed with the Board members the existing nonconformities: (a) front yard setback of 19.7 (25 ft. required), (b) combined side yard setback of 16.6 ft. (40 ft. required), (c) side yard setback 6.5 ft. (20 ft. required), (d) building coverage 47.6% (40% permitted), and (e) parking in front yard (no parking in front yard is permitted). In addition to the existing non-conformities, he stated that the applicant requires the following "c" variances: (a) rear yard parking set back of zero (0) feet (5 ft. is required), (b) side yard parking setback of 3.8 ft. (5 ft. is required), (c) number of signs 2 building mounted proposed (1 only permitted), (d) number of 20 parking spaces (62 required), and (e) parking stall size of 9 x 18 (10 x 20 required). He further stated that this property works in conjunction with property at 75 Harrison Ave. The applicant is contract purchaser for 75 Harrison Avenue, and that there is an access easement through the lot to get to the parking area of 75 Harrison Avenue. There was discussion with the Board and the Board stated that primary access should be off of Sindle Avenue. He stated that improvements are minimal, and the variances are needed because of the improvements to the property. He testified that in his opinion variance relief, if granted, would be without substantial detriment to the public good and with no impairment of the zone plan and zoning ordinance of the Township of Little Falls. He stated that the benefits would outweigh the detriments. He further said that the applicant would be providing for a safer traffic circulation, providing adequate landscaping screening, adding a seepage pit to address drainage and the parking stalls would not be detrimental to vehicles parked on the site. He also addressed the signage. He said the applicant is proposing 2 signs, one sign would be located on the front of the building, and the other would be located in the rear of the building at 47 Sindle Avenue.

Emin Sevim, Office Manager for the applicant, stated that he runs the operations. He said the hours of operation are between 9:00 AM and 6:00 PM. He testified that approximately once a month to every two months a tractor trailer will deliver raw materials to the site. He stated that the tractor trailer arrives during business hours between 9:00 AM and 6:00 PM, and that there are no employee cars parked on site that would interfere with the means of ingress egress or onsite circulation of tractor trailers.

Joseph Ari, Architect of Heritage Madison Architecture, came forward to state the Board's concerns with regard to fire safety. He stated that the building is a fairly new building that complies with standard fire codes and that the fire suppression system for 47 Sindle Avenue is sufficient.

This portion of the meeting was open to the public for questions of the engineer. Several members of the public came forward to address the intentions of the tractor trailers accessing the site, and that they witnessed the number of times per month the tractor trailers visited was more frequent than stated. They stated their concerns about a tractor trailer going through a residential area. No other members of the public presented themselves this portion of the meeting was closed to the public.

Mr. Greco motioned, seconded by Mr. Pocius to approve the application as presented for preliminary and final site plan approval and with "c" variance relief with the existing non-conformities, and to approve the "c" variances

as stated and to change the existing property from the current warehouse use to a manufacturing and packaging use, and to have all truck and tractor trailer traffic use the Sindle Avenue ingress and egress, add water drainage to the property, and to keep the gate open for access.

Poll of the Board: Ayes: Greco, Gaita, Corage, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, and Chairman Kilpatrick

Nays: None

The Chairman declared this application **APPROVED**.

**Old Business:** None

**New Business:** None

**Approval of the Bills:** presented to the Township.

**Adjournment:** 10:00 P.M.