

**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  
June 1, 2023**

Members Present:	W. Kilpatrick (Chairman) C. Gaita L. Damiano D. Cataldo Dr. Abdi (3 <sup>rd</sup> Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) R. Briigliodoro, Esq. (Attorney) S. Chavan (Planner) M. Kobylarz (Engineer) V. Laky (Secretary)
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Members Absent: K. Barry (V. Chairman)  
R. Corage  
M. Seber  
D. Damiano (1<sup>st</sup> Alt.)  
M. Pocius (2<sup>nd</sup> Alt.)  
Ahmad Awawdeh (4<sup>th</sup> Alt.)

The meeting of the Planning Board was called to order at 7:00 p.m. by Chairman Kilpatrick stating at least 48 hours' advanced notice of this meeting was given to The Herald & News, The Bergen Record, the Little Falls Website, and filed with the Township Clerk.

John J. Veteri, Jr., Esq., attorney for J Pappas Realty, LLC (208 Newark Pompton Turnpike, Block 37, Lot 11, Site Plan approval), came forward to request that the application be carried to the next regular meeting of the Board in July. Request was granted with no further notice.

**Council to address the Board:** Mayor Damiano stated that no member of the public came forward with any comments or concerns at this time.

**Approval of Minutes** – May 4, 2023

Mr. Gaita, motioned seconded by Ms. Cataldo to approve the minutes of the May 4, 2023 meeting of the Board as presented:

Poll of the Board: Ayes: Gaita, Cataldo and Dr. Abdi  
Nays: None

The Chairman declared the minutes of the May 4, 2023 meeting of the Planning Board Approved.

## **RESOLUTIONS:**

1. **SHARONA REALTY, LLC** - 1500 Cardinal Drive, Block 89 Lots 9 and 10. Site plan approval with variances.

Mr. Gaita motioned, seconded by Ms. Cataldo to approve the Resolution as presented and reviewed by the Board.

Poll of the Board: Ayes: Gaita, Cataldo and Dr. Abdi  
Nays: None

The Chairman declared the Resolution APPROVED.

## **APPLICATIONS:**

1. **TRI-COUNTY LEXUS BOB CIASULLI AUTO GROUP** - 1485 US Highway 46 W, Block: 203 Lot 2. Site Plan approval with variances.

Eugene Liss, Esq., attorney for the applicant came forward to state that the applicant is proposing preliminary and final site plan approval, d(3) conditional use variance, and ancillary "c" variance relief for signage.

Mr. Bryan Mendelson, the Corporate Director of Bob Ciasulli Auto Group came forward to state that he is the Facilities Manager and is directly involved with the renovations, which is now the 2<sup>nd</sup> phase of the project. He further stated that Phase I (interior improvements) have been completed. He stated that the plans have been prepared and that corporate headquarters at Toyota Motor Group is requiring its dealerships throughout the US conform to new building interior exterior and sign improvements. He stated also that part of the Dealer Agreement says new image plans should take place.

Philip Reina, Architect for the applicant came forward next to testify. He confirmed the changes that were requested by Toyota Motor Group. The first change was to remove the stucco on the façade of the building and replace it with aluminum panels (with no glare) and will be gray in color. He said that the paneling is directed by Corporate with a list of specs they have to follow. He also stated that signage will be changed. Members of the Board asked if the signage will be illuminated? No, he said it will not be illuminated.

Peter Steck, Planner for the applicant, was next to testify. He said that they have read the comments of the Boards' Planner and will comply. He said the property is irregular in shape and technically considered it a corner lot. He said that he reviewed the Township Master Plan and concluded that the upgrade will increase the aesthetics of the businesses along Route 46. He also stated that the applicant is requiring a d(3) conditional use variance relief for aggregate side yard setback for a blade wall of 38.4 ft. (25 ft. is required), and side yard setback 23.2 ft.(50 ft. is required). He said the applicant is also requesting a "c" variance relief for front yard setback for the blade wall of 43.8 ft. (50 ft. is required). The applicant has 5 existing wall signs on the premises and is adding another wall sign (6 total signs) (a maximum of 1 wall sign is permitted). Further, he stated that the height of the wall sign proposed is 2ft. 10 in. (2ft. 6 in. is required) and this also will need variance relief. In conclusion, he stated that the Applicant must demonstrate that the site will accommodate the proposal even though the Ordinance does not comply. He said that there are no conflicts to signage height or the setbacks requested in this proposal. Further, the changes are 100% cosmetic and are to be countrywide as per the Corporate Office. The changes are minor in nature and Mr. Steck finds no negative criteria. Questions of the Board included, can the directional signs be seen by all who enter the property? Yes. Were all deficiencies to the prior Resolution satisfied? He believes they were.

Were parking spaces numbered and tree shielding inspected by the Town? Yes. There were no issues.

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. Gaita motioned to approve the application as presented with Preliminary Site Plan Approval, Final Site Plan Approval, d(3) conditional use variance approval regarding minimum side yard and aggregate side yard setback for the blade wall, and ancillary "c" variance for front yard setback for the blade wall, and to permit six (6) wall signs and the height of the wall signs. The motion was seconded by Mr. Luke Damiano.

Poll of the Board: Ayes: Gaita, L. Damiano, Cataldo, Dr. Abdi, Chairman Kilpatrick  
Nays: None

The Chairman declared the application APPROVED.

**Old Business:** None

**New Business:** *Discussion:* Should future Planning Board meetings be: In Person, Stream live without voice, Hybrid?

The Board openly discussed future Planning Board meetings so that we can connect with a wider audience. Knowing how difficult it can be to attend a meeting, live streaming was top of the list because the general public can become invested in what's going on in our community from the comforts of their home. Three (3) members of the public came forward stating that they were in favor of live streaming the meetings especially for those who cannot attend.

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

**Adjournment:** 8:25 P.M.