

**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
July 6, 2023**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano
 K. Barry (V. Chairman) R. Brigliadoro, Esq. (Attorney)
 R. Corage M. Kobylarz (Engineer)
 L. Damiano S. Chavan (Planner)
 D. Cataldo V. Laky (Secretary)
 M. Seber
 Dr. Abdi (3rd Alt.)
 Ahmad Awawdeh (4th Alt.)

Members Absent: C. Gaita
 Anthony Sgobba (Councilman)
 D. Damiano (1st Alt.)
 M. Pocius (2nd 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.

The Chairman announced that as of today, the Planning Board meetings will be streaming live and recorded for public viewing.

Chairman Kilpatrick also announced that the regularly scheduled meeting of the Board for August 3, 2023 has been rescheduled and moved up to July 27, 2027. Notice will be made and posted in the newspapers, the website, and on file with the Township Clerk. Therefore, there will be no meeting on August 3, 2023.

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 – June 1, 2023

Mr. L. Damiano, motioned seconded by Ms. Cataldo to approve the minutes of the June 1, 2023 meeting of the Board as presented:

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

RESOLUTIONS:

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

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

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

The Chairman declared the Resolution APPROVED.

At this time, Mayor Damiano excused himself from the meeting.

APPLICATIONS:

1. **J PAPPAS REALTY, LLC** – 208 Newark Pompton Turnpike, Block 37, Lot 11, B-1 Zone. D(1) Use variance, Preliminary and Final Site plan approval and “C” Variance relief in order to permit the construction of a mixed-use building.

John J. Veteri, Jr., Esq., Attorney for the applicant, came forward to state that the applicant is requesting a d(1) Use variance, Preliminary and Final Site plan approval and “C” or bulk variance relief in order to permit the construction of a mixed-use building. He stated that the applicant is proposing a mixed-use building with a take-out and sit down specialty Greek restaurant on the first floor, two (2) one-bedroom apartments on the second floor, and one (1) two-bedroom apartment on the third floor.

Emmanuel Kavrakis, Architecture for the applicant, came forward to state that the applicant has reduced the size of the building in order to provide a 24 foot wide driveway. He stated that the business will be a specialty Greek restaurant serving desserts and food. The restaurant will be for both dining in and take out orders. The hours of operation will be 9:00 AM to 8:30 PM. He stated that there will be a separate entrance for the residential properties in the rear of the building. He said deliveries will be in small vans and garbage will be a private hall. The kitchen he said, will be for prepared foods and small goods. He stated that the first floor construction materials will consist of a stone masonry material, the second floor would consist of stucco and windows, and the third floor will have dormers and a mansard roof. He stated that the applicant is proposing signage which will be backlit.

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

David Fantina, Engineer for the applicant came forward next to state that two variances we're eliminated from the prior plan submitted to the Planning Board, the number of on-site parking spaces and the driveway width. He stated that the applicant is proposing 11 parking spaces (10 parking spaces are required), and a 24 ft. width driveway (compliant with the Ordinance). He further stated that the applicant is proposing a three-story building (this requires a “c” variance not to exceed two-stories at 35 ft.), but the height of the building will be only 34 feet (complying with the Ordinance). He added that the applicant will also be installing new sidewalks and a new driveway apron along the front of the property and added that there will be no parking in front of the building. He said that the applicant is in agreement with the Board Engineers’ letter and his recommended changes will be made. There was a discussion with the Board members regarding the location of the air conditioning units and condensers. He answered, if it's a large compression unit it will need to be shielded and

they will agree to shield the area. One of the members asked what Little Falls will gain from this project. It's a construction that will bring people to create a downtown mixed-use with a European look and cohesive use.

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

Matthew Flynn, Planner for the applicant came forward next to state that this site is particularly suited for a mixed-use development located in the B1 zone. He said there are single family detached dwellings also located in this B1 zone, and that this project is beneficial because the uses will complement each other and promote general welfare, visual aesthetic improvement, and will be an upgrade from the existing building. He said in his opinion, there is no detriment to the public or zone ordinance and this project promotes a desirable visual environment, which results in a more efficient use of the land. He further stated that the negative criteria has been met, as the applicant has eliminated one (1) apartment (reducing the number of apartments from 4 to 3 units), the lot is not undersized and building coverage is in compliance with rear setback and building height.

The following "c" variances for the application are:

1. Minimum front yard setback of 4.6 ft. proposed (10 ft. required) [compatible with mixed-use developments];
2. Minimum side yard setback of 4.0 ft proposed (12 ft. required) [only 1 side yard is deficient];
3. Maximum building height of 3 stories (at 34 ft.) proposed (2 ½ stories at 35 ft. is permitted);
4. Maximum parking setback of less than 5 ft. proposed (5 ft. required); and
5. Parking stall size of 9ft. x 18 ft. proposed (10ft. x 20ft. required) is appropriate parking size according to RSIS. The parking setback will not be detrimental to the adjoining properties as the Applicant will install a 6ft. high vinyl fence along the property.

The Board questioned if the parking will be marked off for tenants? Yes, they will be marked. No further questions of the Board, the Chairman opened the meeting to the public. No one coming forward from the public, this portion of the meeting was closed.

Mr. Veteri stated that the signage will be compliant and that the Applicant will comply with the Board Engineer and Planner's reports. This is a very distinct building and will fit in nicely with the neighborhood.

Mr. Barry motioned, seconded by Ms. Cataldo to approve the application as presented to the Board with the stated bulk or (c) variance reliefs as presented.

Poll of the Board: Ayes: Barry, Corage, L. Damiano, Cataldo, Seber, Abdi and Chairman Kilpatrick
Nays: None

The Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 8:15 P.M.