

**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 IN-HOUSE MEETING OF THE BOARD  
May 4, 2023**

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

Members Absent: W. Kilpatrick (Chairman)  
Mayor James Damiano  
L. Damiano  
M. Seber  
M. Pocius (2<sup>nd</sup> Alt.)

The meeting of the Planning Board was called to order at 7:00 p.m. by Vice Chairman Kevin Barry 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.

Vice Chairman Barry stated that the Tri-County Lexus Bob Ciasulli Auto Group application scheduled for tonight's Agenda, has been adjourned to the next regular meeting of the Board by request of the applicant's attorney.

**Council to address the Board:** Councilman Sgobba stated that one (1) resident came before the Council meeting stating their concern with not enough parking at the complex building above the Valley National Bank on Main Avenue.

**Approval of Minutes** – April 6, 2023

Mr. Gaita, motioned seconded by Mr. Corage to approve the minutes of the April 6, 2023 meeting of the Board as presented:

Poll of the Board: Ayes: Vice Chairman Barry, Gaita, Corage, D. Damiano, Dr. Abdi  
Nays: None

The Vice Chairman declared the minutes for the April 6, 2023 meeting of the Planning Board Approved.

**RESOLUTIONS:**

1. Little Falls Master Plan Re-examination Report

Mr. Corage motioned, seconded by Mr. Gaita to approve the Resolution with the incorporated changes made by the Board.

Poll of the Board: Ayes: Vice Chairman Barry, Gaita, Corage, D. Damiano, Dr. Abdi  
Nays: None

The Vice Chairman declared the Resolution APPROVED.

**APPLICATIONS:**

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

*With a count of six (6) voting members present, Attorney Veteri agreed to continue with the application to the Board.*

John J. Veteri, Jr., Esq., attorney for the applicant (Amedix Laboratory, Inc.) came forward to state that the applicant is requesting a d(1) use variance, "c" variance with preliminary and final site plan approval. The applicant is requesting approval for a medical testing laboratory (not a research laboratory, which is open to the public). He said that there will be no machines or odors, and the laboratory is by appointment only. There will be car pick-ups and drop-offs. He further said that the site needs upgrading for the tenant to get a certificate of occupancy.

Mr. Gianni Intili, Architect for the applicant came forward to state that he has prepared the plans for this development. He stated that the applicant will occupy the ground floor of the building as a medical laboratory with approximately 3,523 sq. ft. of space. He further stated that there will be no heavy medical equipment on site and that the laboratory will not be producing any harmful gases or odors. He said that there is an access ramp which needs repairs.

One Board Member asked if there was a dedicated medical waste area? Was it inside the building? Yes, there is an area inside the main room for the medical waste.

How many employees? Five (5) to ten (10) office employees would be there from 8 am to 6pm, and five (5) to ten (10) laboratory employees that would be there 24 hours a day, seven (7) days per week. There may be up to four (4) patients per day going into the lab for testing.

Mr. Bruce Rigg, Engineer for the applicant came forward next to testify the existing conditions on the site. He said that the parking lot, which has uneven striping, has seventy-one (71) parking spaces each measuring 9 x 18 ft. This would require Board approval for striping, and a variance for parking stall size to measure 10 x 20 ft. as per the Ordinance. He stated that the applicant only requires between 18 and 20 spaces based upon the number of employees. Therefore, parking spaces were sufficient for the use of the property. He further stated that the applicant has a dumpster location in the back of the building. A member of the Board asked that the dumpster be secured, as this site is

located in a flood zone. He said that the lighting on the property will be updated and they will add more lighting to access the building, making sure not to affect the neighboring residents. Sign details will be given to the Board Engineer for review and approval. He stated that, because there is a gravel parking area on the lot, if needed, the applicant can add additional parking spaces if needed.

San Chavan asked how often during the week is the medical waste disposed of? Daily for both specimen drop off and medical waste. There will be no buildup, as this is not a typical lab corp business.

Alexander Dougherty, Planner for the applicant came next to testify with regard for the need of the d(1) use variance relief. He stated that the applicant is proposing a medical testing laboratory (which is permitted in this zone similar to a research laboratory). He said the site is located in a non-residential area and is not open to the public (although a patient can be "referred" there for medical testing). He stated that the parking is sufficient, the applicant will clean up the site of debris, cut trees, etc. Mr. Dougherty concluded his testimony stating that the applicant has met all the required criteria for health codes and improvements to the property, and that there will be no negative impact to the public if this application were approved.

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. Veteri gave a summary to the Board stating that the applicant is making improvements to the site and the building, parking will be no issue, the lighting will be improved along with signage and landscaping, and that a favorable vote for this application be determined.

Mr. Gaita motioned, seconded by Mr. Corage to approve the application as presented and outlined to the Board members by the Board Attorney, Mr. Briigliodoro with the requested variances stated therein for d-1 use variance for medical laboratory (space being 3,523 sq. ft.), "c" variances: outside parking of 71 parking stalls of 9 x 18 ft. proposed (10 x 20 required), minimum front yard setback of less than 25 ft. (25 ft. required), access drive width of 13 ft. proposed (24 ft. required). Along with the existing non-conformities of front yard setback of 4.1 ft. (25 ft. required), and side yard setback on one side of 3.2 ft. (20 ft. is required).

Poll of the Board: Ayes: Gaita, Corage, Cataldo, Dr. Abdi, Awawdeh, and Vice Chairman Barry  
Nays: None

The Vice Chairman declared the application APPROVED.

**Old Business:** None

**New Business:** None

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

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