

Township of Little Falls
County of Passaic
New Jersey

Tel: (973) 256-0170

Municipal Building
225 Main Street
Little Falls, New Jersey

**LITTLE FALLS PLANNING BOARD
MINUTES OF REGULAR MEETING OF**

April 2, 2015

Members Present: R. Grecco
M. Fojut
J. Strothers
W. Kohlman
W. Kilpatrick (Vice Chairman)
W. Van Houten (Chairman)
J. Reilly (2nd Alt.)
R. Kostroski (3rd Alt.)
B. Liscio (4th Alt.)

Also Present: D. Lindsay
J. Bryce, Esq.
V. Laky
Mayor D. Conti
L. Fontana
J. Macones
J. Janota

Members Absent: E. Bennett (1st Alt.)
L. Dearani

The meeting was called to order at 7:30 p.m. by the Chairman stating at least 48 hours advance notice of this meeting was given to The Herald & News, placed on the bulletin board in the Municipal Building, and filed with the Township Clerk.

Trapper, LLC (Kirby & Cheryl Masip-Applicants) – 188 Newark Pompton Avenue. Convert B use to mixed use business & residential.

Planning Board Member, J. Reilly, excused himself from this application due to a conflict of interest.

Joseph Trapanese, Esq. attorney for the applicants Kirby and Cheryl Masip, came before the Board to state that the applicant is proposing to convert the second floor of an existing office structure to a residential apartment use while maintaining the first floor as an office for a physical therapy business (existing legal office). The applicant initially requested the use variance with the review of the interior conversion of the upper floor but the Planning Board saw no need for the review of the interior modification conversion, and therefore, the only matters to be reviewed by the Planning Board are the use and site plan. Mr. Trapanese further stated that the applicant wishes to have his physical therapy office on the site, which will have approx. 3-4 employees including himself. Most of the time his employees will be in the field, and no meetings will be held at the office. He stated that there will be no equipment delivered to the premises for his work, in fact, all his business is done off premises.

Frank D. Mileto, Architect for the applicant came forward to state that residential use is not permitted in this zone and therefore, the applicant is requesting a variance. He also stated that because two principal uses are also not permitted on one lot the applicant is requesting a use variance. He stated other than the residential variance and use variance, everything from 1991 on the site plan will remain the same. The current lighting on the site will remain, and other than the change of name, the signage will remain the same. He indicated that off street parking will be sufficient for the use of this site, and because of the less intense use of the site, it makes for a positive criteria rather than a negative criteria.

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. Kilpatrick motion, seconded by Mr. Grecco to approve the application as presented for principal use and mixed use variance, as the applicant has met the criteria for both.

Poll of the Board: Ayes: Grecco, Fojut, Strothers, Kohlman, Kilpatrick, Van Houten
 Nays: None

The Chairman declared the application Approved.

KV Realty – 36-54 Main Street. Mixed Use building. Convert B use to mixed use business and residential.

John Veteri, Esq., attorney for the applicant came forward with revised comments on further plan revisions for redevelopment of this existing developed site after listening the Board's advise at the last meetings. The applicant has been before the Board on January 8th and February 4th. He stated that the applicant is proposing to demolish four principal structures on Main Street, two block garages and various accessory structures. Four residential homes on Paterson Avenue will be remaining but their lot lines will be revised. He indicated that a total of eleven lots will be redesigned to create four residential lots with fronting on Paterson Avenue and one new lot (mixed use) on Main Street. He indicated that the Main Street structure will have retail and 42 residential units. He added that they have increased the parking spaces and they will be numbered for reserved parking, and by pushing the proposed building on Main Street, the will accommodate the recommended set backs.

Dave Fontina, Engineer/Planner for the applicant came forward to state that they have increased the parking from 73 spaces to 89 spaces, and they have shortened the island to accommodate a larger turn-around area for fire trucks and emergency vehicles (this area will be striped and marked as well). They are also proposing a revised lighting plan as well. He stated that they have complied with all county and fire department requirements including adding 3 handicapped parking spaces as required by code for the size of the structure. They will also incorporate privacy fencing and shrubbery for the neighbors and cars on Main Street.

This portion of the meeting was opened to the public for questions of Mr. Fontina. One member of the public came forward to ask where the dumpster will be located and hoped that it was not near the property line nearer to his home. No others coming forward, this portion of the meeting was closed to the public.

Dan D'Agostino, Architect for the applicant came forward to state that they have also revised the plans to allow for more walk able space for pedestrians and have included more trees on the site. He said that the lighting will be positioned away from the neighboring residential homes. The Chairman stated that he agrees with the beautification of the proposed building but he would like to see the fourth floor eliminated to

increase parking spaces as parking in town is very poor to begin with, and that there may be concern for a visual impact to the town.

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

Peter Steck, Planner for the applicant came forward to state that this proposal is a private re-development application to demolish and reconstruct. He said that the architect and overall format changes, such as isles widened, site plan modified for better loading, and joint access of parking stalls, shortening of the rear yard lot are items needed for more efficient use of the site.

This portion of the meeting was opened to the public for questions of Mr. Steck. Mr. Tilton came forward to state that he was concerned with the impact that this proposed building will have on Main Street, such as parking, traveling, and appearance. No others coming forward, this portion of the meeting was closed to the public.

John Veteri came forward to conclude his testimony of this applicant. Mr. Kilpatrick stated his concern for the density of the building and would like to keep it the same. He also asked if the applicant is acquiring Lot 13 (the Verizon property) and what is the status of that. Mr. Veteri said that all options are being examined at this time to acquire more land as they are trying to recreate a new downtown look for the area. The Chairman suggested that his applicant look into a 3 tier structure rather than a 4 tier structure. Mr. Veteri said that they will take the Board's suggestions into consideration and will be back in May before the Board.

The Chairman granted the request of Mr. Veteri and his applicant to carry their applicant to the next regular meeting of the Board in May.

Christopher Porter – 12 Orchard Street – Convert 1 family to a two family.

Eugene Liss, Esq. attorney for the applicant came before the Board to state that because of the time constraint, he would like to give the Board an introduction on this application and carry the remainder to the next regular meeting of the Board. The Chairman granted is request.

Mr. Liss stated that the applicant is granting relief for construction on an undersized lot with a number of yard variances, coverage and floor area ratio. He stated that this property is in the R-1B zone which only permits single-family detached dwellings (a two-family is not permitted under Code). The applicant must demonstrate special reasons to have the variance granted contrary to Code. He argued that the property is located within the transit village, yards from the Mill, and light industry zone, and whereby many two-family homes are pre-existing in this area. He is asking the Board to grant a two-family home whereby no two-family homes exist. He stated that the only improvements being provided will be on the interior, consisting of a kitchen on the second floor, a dining area on the first floor, and a common hall in the rear separating the entrances of the two apartments.

Because of the late time, Mr. Liss requested that this application be carried to the next regular meeting of the Board in May. The Chairman granted his request.

Old Business:

New Business:

Approval of the Minutes: for February 5, 2015.

Mr. Kilpatrick, motioned, seconded by Mr. Grecco to approve the Minutes of the February 5, 2015 meeting.

Poll of the Board: Ayes: Grecco, Fojut, Strothers, Kohlman, Kilpatrick, Reilly, Kostroski, Liscio,
Van Houten

Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions: 1. Maceri

Mr. Kilpatrick, motioned, seconded by Mr. Grecco to approve the Resolutions requesting a 60 day extension for approvals.

Poll of the Board: Ayes: Grecco, Fojut, Strothers, Kohlman, Kilpatrick, Van Houten

Nays: None

The Chairman declared the Resolutions Approved.

The meeting was adjourned at 10:30 P.M.