

**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**

December 3, 2015

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

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

Members Absent: AJ Alvarez (4th Alt.)
J. Reilly (1st Alt.)
J. Janota

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.

Notch Road/Jackson Lane – Site Plan. This applicant requested and adjournment of the application to the next regular meeting of the Board.

Ralph Nuzzo – Woods Road – Subdivision.

Mayor Conti recuses herself from hearing this application due to a potential conflict.

Mr. Ralph Nuzzo came forward to state that he has made proper notice to the public, it has been filed and the Board Attorney, James Bryce, Esq. has reviewed it and states that it is satisfactory and the applicant can proceed with his application. Mr. Nuzzo was re-sworn in at this time. Mr. Nuzzo stated that the reason he was before the Board was that there was some difficulty with the previous Resolution regarding the necessity of a 28' x 28' "turnaround" on Woods Road. He stated that there is some difficulty in providing a turnaround in that area because there is not enough space to do so. He said that they have looked into many ways to provide the turnaround, i.e., the property owner on the south side with the log cabin previously agreed to allow the turnaround on that lot, but the property owner has since sold the lot and the new owners have declined

the offer. He stated that they have tried alternate plans, which is to back out of the road all the way, or to turn around under the high tension wires. There is also the matter of Woods Road being a private road or a public roadway. Mr. Nuzzo stated that he had a meeting with Ms. Bergen, Mr. Lindsay and himself a while ago, a title search was done and he said it was determined that it is a private road.

The Board further stated that because of the health and safety of the public and property owners, the fire department needs to adequately determine if there is adequate access for an ambulance or fire truck to turn around. A dry run should be done to make such determination to see if it clears in the existing turnaround area. Mr. Lindsay will check with the fire department to see if they can provide this dry run.

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

This application will be heard at the next regular meeting of the Board.

Mayor Conti joins the meeting at this time.

Singac Volunteer Fire Company No. 3 – 517 Main Street and 75 Newark Pompton Turnpike. Minor subdivision, lot line change, and variance relief.

John Veteri, Esq., attorney for the applicant came forward to state that the applicant is seeking a minor subdivision/lot line adjustment approval to straighten a lot line dividing properties, by readjusting proposed Lot 6 (building coverage of 43% [whereas 40% is required]). The lot line adjustment is for two fully developed lots, i.e., 517 Main Street (Lot 3) = Singac Volunteer Fire Company No. 3, and 75 Newark-Pompton Turnpike (Lot 6) = contains a commercial building known as Nail Associates, LLC. The lot line adjustment will give more area to Lot 3 and decrease Lot 6. Mr. Veteri stated that the owner of the Nail Salon has consented to this lot line adjustment.

Mr. Michael Burke, President of the Singac Volunteer Company No. 3 came forward to state that the purpose of this lot line adjustment was to allow the legality of the property, which was being used and maintained by the Fire Dept. as an existing practice. He also stated that this change will not impact Verizon's use of their ladder to gain access to Verizon's equipment on the site.

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 motioned, seconded by Mr. Dearani to approve the application as presented with the lot line adjustment and variance for building coverage to Lot 6.

Poll of the Board: Ayes: Grecco, Fojut, Strothers, Kohlman, Dearani, Kilpatrick, Mayor Conti,
Councilman Fontana, Van Houten
Nays: None

The Chairman declared this application Approved.

Ahmad Mirghahari – 30 Newark Pompton Turnpike. To construct a commercial building.

John Veteri, Esq. attorney for the applicant came forward to state that the applicant is proposing to demolish the existing Subway Sandwich Shop and adjoining apartment buildings and to construct a new commercial building. The new building will consist of 7 retail stores. He stated that they are requesting several variances for side yard, rear yard, parking spaces (32 proposed, 34 required) and stall size 9x18 (10 x 20 required).

Mr. Dan D'Agostino, Architect for the applicant came forward with two rendering drawings. One showing the conceptual design accurate scale and model with decorative lighting, and the second of the 7 retail stores proposed with 2 ingress and 2 egress areas off of Muller Place and Route 23. He said some landscaping is proposed (probably in containers) and 2 dumpsters were shown in the rear of the property. The Board questioned Mr. D'Agostino as to why 7 retail stores and not 6, which would allow for the parking criteria to be met, and will the site allow for deliveries to be made without blocking Route 23.

This portion of the meeting was opened to the public for questions of the Architect. No one coming forth, this portion of the meeting was closed to the public.

David Fantina, Engineer for the applicant came forward and stated that he has reviewed Mr. Lindsay's report, whereby Mr. Lindsay stated that a 25ft wide isle should be proposed on the site. He also stated that no loading zone is proposed at the present time, and there are 2 proposed handicap parking spaces. Snow storage is limited so it will have to be removed from the site. He stated that the parking spaces are appropriate for this shopping center. Deliveries are to be made before the store closes. With regard to signage, he will provide details at a later date. He also stated that they have not applied to the state yet, waiting for input from the Board, and that they will contact public works for their input with regard to utilities.

The Board requested that sprinklers be strongly considered at the site, and requested if the applicant can make the proposed building smaller. A traffic report was also requested by the Board of the applicant.

This portion of the meeting was opened to the public for questions of the Engineer. Mr. Kenneth Trabonna (neighbor) came forward to state that he was concerned with the side yard set back along his property and the removal or replacement of a meter on his property. He was also concerned with fire safety if this proposed building is too close to his property. No others coming forward, this portion of the meeting was closed to the public.

Mr. Ahmad Mirghahari, owner, came forward to state that his only reason for this proposed application is to fix up the property and make it beautiful.

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

Mr. Veteri stated to the Board that this application will return to the Board at the next regular meeting with revised plans.

Old Business:

New Business:

Approval of the Minutes: for November 5, 2015.

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

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

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions: Galorenzo

Mr. Kilpatrick, motioned, seconded by Mr. Grecco to approve the Resolution as presented.

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

The Chairman declared the Resolution Approved.

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