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 MINUTES OF REGULAR MEETING OF MAY 5, 2016

Members Present: R. Grecco Also Present: D. Lindsey

M. Fojut J. Bryce, Esq.

W. Kohlman Councilman Fontana

W. Kilpatrick V. Laky

W. Van Houten R. Kostroski B. Liscio

Members Absent: J. Strothers

Mayor Conti L. Dearani AJ Alvarez J. Reilly J. Janota J. Macones

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 Municpal Building, filed with the Township Clerk, and posted on the Little Falls Township website.

The Chairman stated that the Langanella Property Management application will not be heard tonight as they have requested their application be carried to the next regular meeting of the Planning Board.

Mr. & Mrs. Pap - 4 Dogwood Way - third story addition.

(Board Member - Richard Grecco excused himself from this application due to a potential conflict)

John Veteri, Esq., attorney for the applicant came forward to state that the applicant is proposing a third story addition to an existing dwelling. He stated that they are fully complying in terms of lot dimensions and setback requirements and that they are not requiring any variances other than a full third story where only 2.5 stories is permitted in this zone.

Mr. Pap came forward to state that his family is expanding and that they need more space in the home which will include more bedrooms. He was asked by the Board if any of the neighbors had any negative reaction to this expansion and he stated, "No, most of them agree this is a good change for the neighborhood and feels there is no negative impact."

Dan D'Agostino, Architect for the applicant came forward to explain to the Board the Site Plan that he had prepared for the applicant showing the relocating of the utility room, adding the bedrooms with a closet and laundry room.

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. Fontana to approve the application for a three (3) story dwelling with the conforming height of 23 feet 1 inch, and states there is no detriment to the neighborhood.

Poll of the Board: Ayes: Fojut, Kohlman, Kilpatrick, Councilman Fontana, W. Van Houten,

R. Kotroski, Liscio

Nays: None

The Chairman declared this application Approved.

Mr. Grecco re-enters the meeting and because of the remaining D-variance matters, Councilman Fontana is excused from the meeting.

V'Va For Your Life, LLC - 200 East Main Street - Use Variance & Site Plan.

John Veteri, Esq., attorney for the applicant came forward to state that the applicant is proposing to expand her business by modifying the use and adding space to the area previously granted by a variance of the Board of Adjustment in 1979, which will require a use variance to permit a salon and spa where a doctor's office was one located. She is continuing the mixed use with a residential apartment use on the second floor.

Vanessa Vargas, owner/applicant came forward to state that she now has 9 employees and 1 receptionist. She stated that she plans to expand the salon to 12 seats for customers. All except the receptionist have split shifts. She will also have a one (1) bedroom apartment upstairs. She stated that the main floor will only be for the salon. She said she has been in town for 14 years and wants to stay here with her business.

Dan D'Agostino, Architect for the applicant came forward to state that he has prepared the plans for the applicant and that there are no changes to the Site Plan they have presented to the Board. He stated that the applicant proposes a mixed use consisting of two principal uses, Salon & Spa and residential apartment, whereas the Code limits properties to one principal use except by approval of the Planning Board. He also stated that they are proposing very limited changes to the existing site and no variances are needed, and all other provisions of the code related to the lot and setbacks are in compliance. With regard to parking spaces, 15 spaces are proposed with one as the handicap.

The Board stated that they need a more realistic plan from the applicant for her reasonable use of the

premises. The Board felt that 12 seats for customers will create parking problems if they are all attending at once. It was suggested that perhaps the applicant can go back and see how many more parking spaces they can get on the premises. At this point, Attorney Veteri and his applicant left the room to talk for a few minutes. Upon their return to the meeting, Mr. Veteri stated that his client has agreed to use an area on the premises for an additional 10 parking spaces for a total of 25 parking spaces. With that said, the application continued.

Mr. Veteri stated that they have reviewed Mr. Lindsay's report. They also have a letter from the police department stating that they see no impact to the traffic flow, although a Board Member stated that a left hand turn should not be allowed out of the premises. Also, the hedges will have to be removed as to not obstruct the view of the signage.

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. Kohlman to approve the application stating that a "D" variance is suitable use for this site, and that a variance for mixed use (with Salon & Spa and 1 bedroom apartment) is to be allowed, with 9' \times 18' parking stalls (rather than 10' \times 20'), and all utilities, including sewer, and landscaping to comply, and finds no negative detriment to the area with this application.

Poll of the Board: Ayes: Grecco, Fojut, Kohlman, Kilpatrick, W. Van Houten, R. Kotroski, Liscio

Nays: None

The Chairman declared this application Approved.

Outfront Media - 1400 Route 46 (Billboard). Proposed site plan for a conditional use with variances.

Louis D'Arminio, Esq., attorney for the applicant came before the Board to state that the applicant is proposing a single-pole, double-faced advertising billboard, at the Park West Diner location along Route 46 Westbound with an 85' total height (50' is permitted). The proposed setback from Route 46 right-of-way is 12.65' (25' is required to any structure less than 14' high). Also, there is a question as to the distance from an intersection.

Mr. Gregory Mascera, Esq., attorney for Levco 46 (owner of property adjoining the subject property(with Kohl's on it) came before the Board to state that because this application may not be completed tonight, he wanted to go on record that he will reserve his right to rebuttal for the next meeting of this application.

First witness of this application was Victoria Gustafson, a real estate representative for Outfront Media. She came before the Board to talk about the site and how it was located in terms of the positioning of the sign, the height of the sign, etc. She stated that her responsibilities are to look for new locations and to negotiate existing leases or new leases. She showed the Board pictures of the proposed site and how the sign will look. She said that as they ride along Route 46, a person in a boom truck lowers and raises a metal panel as they drive by. By this method, 85' was established because of certain obstructions in the area. She also stated that there will be two (2) sides to the sign 14' x 48', 72' total square footage back to back and that there will be no advertising of men's clothing, smoking, or of other diners).

Alex Zapponi, Engineer for the applicant came forward to state that he visited the proposed site,

reviewed the zoning code and drove around the surrounding area. He stated that the sign is 85' from the ground to the top, and the bottom has a catwalk to service the sign, which is 3 feet across. In terms of lighting, there are four (4) lights mounted of the catwalk out 6' to shine back on the sign in an upward position, and each one is 120 watts LED and are shielded. He also stated that the pole is of hollow construction, and the Board was concerned about the safety issue should there be an accident and where it would come down traveling fast. Mr. D'Arminio stated that the applicant could consider putting protection around the sign.

At this point of the meeting, it was getting late and Mr. Van Houten stated that this application would have to be continued at the next regular meeting of the Board in June. All agreed and this application will be carried.

Old Business:

New Business:

Approval of Minutes: for April 7, 2016.

Mr. Grecco motioned, seconded by Mr. Kohlman to approve the Minutes of the April 7, 2016 meeting:

Poll of the Board: Ayes: Grecco, Fojut, Kohlman, Kilpatrick, W. Van Houten, R. Kotroski

Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions: None.

Adjournment