

*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**

September 6, 2012

Members Present: R. Grecco  
C. Gaita  
M. Fojut  
W. Kilpatrick  
W. Van Houten  
W. Kohlman (1<sup>st</sup> Alt.)  
H. Botbyl (2<sup>nd</sup> Alt.)  
D. Radcliffe (3<sup>rd</sup> Alt.)

Also Present: Robert Oosdyk, Esq.  
D. Lindsay  
V. Laky

Members Absent: I. Lawson  
J. Strothers  
L. Dearani (4<sup>th</sup> Alt.)  
James Bryce, Esq.  
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 Municipal Building, and filed with the Township Clerk.

**Falls Automotive Specialties** – 325 Main Street. Mixed Use Automotive Repair Garage/Residential Apartment. The applicant is returning to the Board from August 2, 2012 to propose the expansion of an existing non-conforming use with a second floor over the existing garage, and proposed reconfiguration of the parking spaces on the site.

Michael Adelhock, Esq., attorney for the applicant came forward to state that the applicant has a lot of history in the Township of Little Falls. He stated that there are many sites in Little Falls which contain a residential dwelling over a commercial property and he proceeded to distribute a list stating the various areas containing residential dwellings over commercial properties (mixed uses).

Jeffrey Bran, applicant, came forward to state that he has an original lease signed by Mr. Soldoveri (the next door landlord) to provide for five (5) parking spaces. He stated that the lease is a ten (10) year term lease. He stated that by directing the flow of traffic to ingress on Main and egress onto Woodside, and to

control the parking situation by making appointments. He outlined the special reasons for this application was for personal reasons, as he was going to be living in the apartment.

This portion of the meeting was opened to the public, Mr. Veteri came forward to state that he feels this application is not well suited for this area as a mixed use. He stated that the mixed use will create a severe conflict in the future, and that the Board should take into consideration the mix of fumes from the automotive use and the residential use right above. No others coming forward, this portion of the meeting was closed to the public.

Mr. Kilpatrick motioned, seconded by Mr. Gaita, to deny this application as presented due to the lack of the parking. He stated that the parking variance would have to run with the land and not on the promise of the next door landlord. He sees too much negative aspects and his vote is to deny.

Poll of the Board to DENY this application: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Kohlman,  
Van Houten  
Nays: Botbyl

The Chairman declared this application DENIED.

**DALQUIST** – 120 Center Avenue – Addition to a 1 family dwelling on an undersized lot.

Mr. & Mrs. Dalquist came forward to state that they are the applicants and are proposing an addition to their dwelling. The Board stated that they must factor in the garage to the floor area ratio. The Board suggested before voting on this application that they should return to the next meeting of the Board with either scaling down the building size to 30% from 33.8%, or requesting a variance. It was also suggested that they must re-notice to the surrounding neighbors to include the additional variance for floor ratio. If they are not changing their notice, they must resubmit plans to revise the size to 30% ratio.

The applicant's agreed to come back to the Board at their next regular meeting in October after consulting with their architect.

Old Business: Discussion regarding circular driveways.

New Business: Outdoor dining for summer hours. Is it outlined in the Zoning Ordinance? Parking on sidewalk across from the High School should not be allowed.

**Approval of the Minutes:** for August 2, 2012.

Mr. Kilpatrick motioned, seconded by Mr. Gaita to approve the Minutes of the August 2, 2012 meeting.

Poll of the Board: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Kohlman, Botbyl, Radcliffe, Van Houten  
Nays: None

The Chairman declared the Minutes Approved.

**Approval of the Bills:** As presented.

Mr. Kilpatrick motioned, seconded by Mr. Gaita to approve the bills as presented.

Poll of the Board: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Kohlman, Botbyl, Radcliffe, Van Houten  
Nays: None

The Chairman declared the bills Approved.

**Resolutions:** B&P Little Falls, LLC (Animal Hospital)

Mr. Kilpatrick motioned, seconded by Mr. Gaita to approve the Resolution for B&P Little Falls, LLC.

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

The Chairman declared the Resolution Approved.

The meeting was adjourned at 8:35 P.M.