

**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
June 2, 2016**

Members Present: R. Grecco
M. Fojut
J. Strothers
W. Kohlman
W. Van Houten
L. Dearani
J. Reilly
B. Liscio

Also Present: D. Lindsey
J. Bryce, Esq.
Mayor Conti
V. Laky

Members Absent: W. Kilpatrick
Councilman Fontana
AJ Alvarez
R. Kostroski
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 Municipal Building, filed with the Township Clerk, and posted on the Little Falls Township website.

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

Langanella Property Management - Route 46 & Andrews Drive - Site Plan.

Stuart Liebman, Esq., attorney for the applicant came forward to state that the applicant is seeking preliminary and final site plan approval and variance relief pertaining to a parking lot located in the Township of Little Falls that is associated with a drive-thru restaurant located on the same lot, but in the Township of Woodland Park. Mr. Liebman stated that the applicant's intention is to remove existing buildings on the property and to create a fast food drive-thru restaurant on that portion of the property on Woodland Park. He further stated that the majority of the parking for the drive-thru restaurant is located in Little Falls. The applicant will also be utilizing a portion of the site located in Little Falls for trash removal, ingress and egress lanes and a free-standing identification sign. He also stated that there

remains an easement and License Agreement from the predecessor in title that allows the parking for which the applicant is seeking.

Dan LaMothe, Engineer for the applicant came forward to state that the plan is to remove the existing structures and replace same with a 2,500 sq. ft. restaurant with a drive-thru, noting that the restaurant will have approximately 40 seats. He also stated that there is ample drive-thru stacking on the Woodland Park side of the property with pick up time of 2 minutes. He said that all employees will be parking off premises and not using any onsite parking. Currently there are 19 proposed parking spaces, 14 of which are in Little Falls. He further stated that the applicant is requesting a variance for parking stalls of 9' x 18" (where as 10' x 20' are required).

Hal Simoff, Traffic Engineer for the applicant came forward to testify as to traffic concerns regarding the ingress and egress of the site. He stated that the lunch and dinner demands are the greatest frequency of service for the proposed site. He further stated that the site as proposed can accommodate the amount of traffic and that the parking is adequate. Based upon the average 2 minute turnaround time from placing an order to pickup, Mr. Simoff's opinion is that there is no undue conflicts with regard to ingress and egress of the site.

This portion of the meeting was opened up to the public for any questions of the traffic engineer. No one coming forward, this portion of the meeting was closed to the public.

Gregory Mascera, Esq., attorney representing the neighboring property owner came forward with concerns regarding the parking. He indicated that his client was concerned with the overflow of parking on his property and the increase of traffic.

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. Grecco motioned, seconded by Ms. Strothers to approve the application as presented for site plan approval for the parking area, variance relief for parking stalls of 9' x 18', and all employee parking shall be located offsite.

Poll of the Board: Ayes: Grecco, Strothers, Van Houten, Dearani
 Nays: Fojut, Kohlman, Mayor Conti

The Chairman declared this application Approved.

Mr. Grecco recuses himself from this application due to conflict of interest.

PAR 3 SHOP RITE - 171 Browertown Road - expand a conditional use.

Thomas DeVita, Esq., attorney for the applicant came forward to state that the applicant is requesting a minor subdivision in connection with adjacent property owned by Passaic Valley Regional High School which is the relocation of an existing tax lot line , use variance and site plan amendment.

Grant Lewis, Engineer for the applicant came forward to state that the applicant is proposing a minor subdivision to relocate an existing tax lot line which will separate the subject parcel from the high school property to incorporate 65,931 sq. ft. which is now owned by the school. This minor subdivision consists of less than 2 lots, and does not involve a planned development or any new street. The

applicant is also proposing a use variance to permit expansion (a partial 2-story) of the existing ShopRite retail/food store (which is a non-conforming use). He also stated that the applicant will also need zoning approval (site plan amendment).

JR Frank, the Architect for the applicant came forward to state that the improvements requested will make the flow of the store more efficient. He said they will be moving the frozen and dairy section back to allow more area to shop. This portion of the expansion will be raised up on concrete pile, and will add 2nd story for storage. He stated that the concrete will be weight appropriate to withstand the proposed addition.

Frank Mileto, Planner for the applicant came forward to state that with the proposed addition and 2-story addition, he does not see any detriment to the surrounding site, therefore, no negative aspects are seen and the application as presented is beneficial to the site.

This portion of the meeting was opened to the Public. Steve Riemse came forward to inquire about the loading dock. He asked if it is located at back, how will they accomplish this. He was told that the loading docks will remain in the same place they are now and no new ones are proposed. No others coming forward, this portion of the meeting was closed to the public.

Ms. Strothers motioned, seconded by Mr. Kohlman to approve the application as presented with a minor subdivision, use variance and site plan amendment.

Poll of the Board: Ayes: Fojut, Strothers, Kohlman, W. Van Houten, Dearani, Reilly, Liscio
Nays: None

The Chairman declared this application Approved.

PAR 4 SHOP RITE - 171 Browertown Road - subdivision and expand a conditional use.

Thomas DeVita, Esq., attorney for the applicant came forward to state that the applicant is proposing relatively two (2) small additions to the ShopRite store. He said that the first addition will consist of a 2-story addition to the rear of the existing liquor store to be used for storage, sales, and deliveries and will run along 18' out the back running along the liquor store. He said that the second addition will consist of a long narrow vestibule in the register check-out area in front of the store. He further stated that they will be "bumping" out the front of the store directly behind the registers (outside where the shopping carts are). He said they are also proposing to eliminate the existing bollards and install new bollards.

The Members of the Board stated that they would like to see that the applicant provide a walk-way for the safety of the pedestrians who walk that way along the bollards.

Frank Mileto, Planner for the applicant came forward to state that he does not see any detriment to the surrounding site, and the applicant shows no negative impact with regard to safety and the bollards will be installed for a safe refuge area.

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. Dearani motioned, seconded by Mr. Kohlman to approve the application as presented with the 2-story addition to the rear of the existing liquor store and the addition of a long narrow vestibule area in front of the grocery store.

Poll of the Board: Ayes: Fojut, Strothers, Kohlman, W. Van Houten, Dearani, Reilly, Liscio
 Nays: None

The Chairman declared this application Approved.

Laborda - 5 Muller Place - Day care in a 1 family home.

Attorney for the applicant came forward to state that the applicant, Ms. Laborda, is currently a pre-school teacher licensed for 5 years. She is proposing to run a day care service in a 1-family home. He stated that this proposed request is permitted in this zone, but requires a variance to convert the upper floor to a 1 bedroom apt. He stated that on the first floor, she will run a day care facility consisting of two classrooms and 1 bathroom (no kitchen facilities). The second floor will be converted to a 1 bedroom apartment with a kitchen. He stated that a play area will be located in the backyard.

Ms. Laborda came forward to state that she will have approximately 15 children in the beginning of opening the day care facility. She also stated that child protective services looked at the plans and said minor changes will need to be done regarding pickup and drop off of the children, and therefore, she stated that a staff member will be waiting to get each child directly from the cars at curbside. She also said that a circular driveway to fit 2 cars at one time will be installed. Hours of operation will be from 7:15 a.m. to 6:00 p.m.

Joe Staigar, Traffic Engineer, did a study of the traffic at this site in peak hours and says that he sees no detriment to the area.

This portion of the meeting was opened to the Public. Michael Krudel, neighbor to the site, came forward to state that the street has no extra parking spaces and is terrible to travel on in peak hours. No others coming forward, this portion of the meeting was closed to the public.

Due to time constraints, Mr. Grecco motioned, seconded by Mr. Kohlman to carry this application to the next regular meeting of the Board.

Old Business:

New Business:

Approval of Minutes: for May 5, 2016.

Mr. Grecco motioned, seconded by Mr. Fojut to approve the Minutes of the May 5, 2016 meeting:

Poll of the Board: Ayes: Grecco, Fojut, Kohlman, W. Van Houten, Liscio
 Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions:

- 1. Pap**
- 2. V'Va For Your Life, LLC**

Mr. Grecco motioned, seconded by Mr. Fojut to approve the Resolutions as presented:

Poll of the Board: Ayes: Grecco (for V'Va only), Fojut, Kohlman, W. Van Houten, Liscio
 Nays: None

The Chairman declared the Minutes Approved.

Adjournment