

**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
July 7, 2016**

Members Present:	R. Grecco M. Fojut J. Strothers W. Kohlman W. Kilpatrick W. Van Houten L. Dearani AJ Alvarez J. Reilly R. Kostroski	Also Present:	D. Lindsey J. Bryce, Esq. Councilman Fontana V. Laky
------------------	--	---------------	---

Members Absent: Mayor Conti
B. Liscio
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 applicants for Outfront Media and Elray Outdoor Corporation have requested an adjournment from tonight's meeting and therefore, they will not be heard and their application will be carried to the next regular meeting of the Planning Board.

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

Mr. Kilpatrick, Member of the Board, stated that he has listened to the previously recorded tapes with regard to this application and is prepared to continue his review on this matter. Councilman Fontana is recused from listening to this application as it pertains to a D Variance.

Attorney for the applicant came forward to state that the proposed premises was obtained by the

applicant 3 years ago and was an illegal 2 family home. The kitchen upstairs was removed to comply. He stated that the applicant, Ms. Laborda, is currently a pre-school teacher licensed for 5 years. She is proposing to run a day care service on the first floor and which she was pre-approved by the Children's Family Services Bureau for up to 30 children (20 children on the first floor and 10 children on the 2nd floor). He stated that Ms. Laborda wants to convert the upper floor to a 1 bedroom apt for herself and therefore needs to add a kitchen on the 2nd floor. He stated that on the first floor, she will run a day care facility consisting of two classrooms and 1 bathroom (no kitchen facilities). He also stated that a play area will be located in the backyard. He said that the children will be between the ages of a few months old to about 4 or 5 years old, and open from Monday through Friday, 7:30 AM to 6:00 PM. The children will be escorted by a staff member who will be waiting to get each child directly from the cars at curbside which cars will be arriving at staggering times, and proposes a circular driveway for ease of drop offs. He also said that they can expand the existing driveway to accommodate 4 more cars with stacked parking.

Mr. Steiger, Professional Engineer and whom also is licensed as a Traffic Engineer, came forward to state that he performed the traffic study and parking counts on Muller Place. He stated that this street is used as a cut through from Main Street and Route 23. He stated that the study was done on Wednesday, March 23, 2016 and proved 150 vehicles per hour (7:00 am to 9:00 am, and again at 4:00 pm to 6:00 pm), which estimates 1 vehicle every 24 seconds.

A member of the Board raised the question, where will the children be exiting from the house to enter the backyard? He stated that if the backdoor is only for the first floor apartment what exit is used for the 2nd floor? Also, is a sprinkler system proposed for the site? The answer was no, but an alarm system is proposed.

Mr. Mileto, Architect came forward to reply only to the fire, safety and health code issues. He stated that fire sprinklers will be needed if there will be children under 6 months of age.

Mr. Lindsay stated that the maneuvering and manipulation on the site may not be a "perfect conveyor belt". Visibility will be hazardous. The plans presented are based upon property lines, and these are primary issues.

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

Due to the various issues raised by the Board, the applicant has requested that this matter be carried to the next regular meeting of the Board.

Mr. Kohlman motioned, seconded by Mr. Fojut to approve the request of the applicant's attorney to have this matter carried to the next regular meeting of the Board, but the attorney stated that the applicant will not be ready until the September meeting of the Board.

Poll of the Board: Ayes: all present were in favor of hearing this matter in September
Nays: none

The Chairman declared this application carried.

Old Business: Discussion with regard to notifying applicants who have not returned to the Board with their applications. Should they be cancelled?

New Business: When the Planning Board is requested to review materials and documentation for the Council, the Board would like some kind of feedback/report from the Council stating their final decisions.

Approval of Minutes: for June 2, 2016.

Mr. Grecco motioned, seconded by Mr. Fojut to approve the Minutes of the June 2, 2016 meeting:

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

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions: **1. Langanella Property Management** **2. Shoprite Par 3** **3. Shoprite Par 5**

Mr. Grecco motioned, seconded by Mr. Dearani to approve the Resolution for **Langanella Property Management** as presented:

Poll of the Board: Ayes: Grecco , Strothers, Dearani, W. Van Houten

The Chairman declared the Resolution Approved.

Mr. Fojut motioned, seconded by Mr. Dearani to approve the Resolutions for **Shoprite Par 3 and Shoprite Par 5** as presented:

Poll of the Board: Ayes: Fojut , Strothers, Kohlman, Dearani, Reilly, W. Van Houten

The Chairman declared the Resolutions Approved.

Adjournment