

**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
August 4, 2016**

Members Present: R. Grecco
M. Fojut
J. Strothers
W. Kohlman
W. Kilpatrick
W. Van Houten
AJ Alvarez
J. Reilly
R. Kostroski

Also Present: D. Lindsey
J. Bryce, Esq.
Councilman Fontana
V. Laky

Members Absent: Mayor Conti
L. Dearani
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 Laborda 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.

Mr. Kilpatrick motioned seconded by Mr. Grecco to carry these two (2) applications to the next regular meeting of the Planning Board. All members present were in favor.

Elray Outdoor Advertising (Elray Outdoor Corporation)– 655 Route 46 (Burger King) billboard proposed.

[Because this application is requiring a "D" variance, Councilman Fontana recuses himself]

Steven Firkser, Esq. attorney for the applicant came forward to state that the applicant is seeking site plan and conditional use approval with variance relief to permit the construction of a double-sided

billboard. The application is for a double faced advertising sign (billboard) on a 0.934 acre tract in the B-2 business zone having frontage on Route 46 eastbound (Burger King). He stated that this is an off-site advertising sign not used by Burger King.

William Vogt, Engineer for the applicant came forward to state that the applicant is proposing a two-sided stationary billboard to be constructed along Route 46 East and will be 40,694 square feet in size. He said that the support column itself would be about 30 feet high with the billboard structure on top with a height of 17 feet for an overall height of 50 feet. He stated that there will be no impact on the existing parking because the support column will be placed outside of the parking area. He did state that soil studies and testing would need to be done to ensure that the soils could support the proposed column. Lighting would be on the bottom of the sign directing upwards. He indicated further that there are several conditions that the billboard is not compliant with and will need variances, i.e., minimum setback 1.74 ft. proposed (10 ft. is required), and distance of a billboard to residential zone 106.59 ft. proposed (500 ft. required). He presented pictures to the Board of the proposed billboard and its location as if travelling on the eastbound side of Route 46. No pictures were presented from the westbound side of Route 46. He further stated that arborvitaes will be planted alongside the poles of the billboard to camouflage its appearance. He also stated that there is no environmental impact to the site and no impact of drainage problems.

The Chairman stated that this is the heaviest travelled roadway, is there any detriment of this billboard being a distraction to the travelers? The Engineer stated that the height and size of the billboard will not in any way impede on the traffic. What about stability factors?

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

Mr. Elliot Lanaeo – owner of Elray Outdoor Advertising Company came forward to state that he and his brother own the advertising company since 1991. He stated that they had the consent of the property owner, Quick Quality Restaurants to put up the billboard. They focus putting up billboards in high traffic commercial areas and they have received a permit from the Department of Transportation for this location. He stated that this site is proposed because of its high traffic volume and meets the requirements of the Town. He further stated that the signs are changed every 2-3 months and the advertising is restrictive. The Board questioned whether or not a small billboard would be sufficient. Mr. Lanaeo stated that one smaller would not be sellable or readable. It was also asked of Mr. Lanaeo if snow covered the billboard will this cause a problem with ice developing and falling on the parking spaces below. He answered that he was not aware of falling snow and ice concerns with other billboards.

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

David Karlbach, Planner for the applicant came forward to state that he has reviewed the materials presented to the Board and has visited the site proposed. He has presented the Board with ariel photos and he believes that there is no negative impact to the site, the neighboring properties as well as Route 46 travelers.

This portion of the meeting was opened to the Public for questions of the Planner. No one coming forward, this portion of the meeting was closed to the public and then the meeting was opened to the

general public for questions. No one coming forward, the general public portion of the meeting was closed.

Mr. Kilpatrick motioned by Mr. Fojut to approve the application as presented for principal use, distance and side yard setbacks.

Poll of the Board: Ayes: Fojut, Kilpatrick
 Nays: Grecco, Strothers, Kohlman, Alvarez, Van Houten
The Chairman declared this application DENIED.

Veranda Ave Properties, LLC – 29 Coney Road, Little Falls, NJ. 3 Lot subdivision.

John Veteri, Jr., Esq. attorney for the applicant came forward to state that the applicant is proposing to consolidate aforesaid lots and subdivide same into three (3) lots of single family dwellings. This will require lot area, lot width and rear yard setback variances and floor area ratio variances.

Dan D’Agostino, Architect for the applicant came forward to state that the applicant is proposing to demolish the existing four (4) unit apartment structure and various detached garages and shed and re-subdivide the lots into three lots containing three single family dwellings. He also stated that the applicant would like to incorporate fireplace elements (encroaching into the side yard), and a front porch (requiring front yard setback variance). He also introduced Exhibit “A” which consists of the layout of the interior of each dwelling consisting of: First floor: Garage, Kitchen (with pantry) Dining area, bathroom and living room; Second Floor: 2 bedrooms, master bedroom, and 2 bathrooms. He further stated that the color schemes will be based upon the buyers.

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

The Board at this time questioned whether or not 3 dwellings will be suited for this area. They would like to maybe see two dwellings best suited. Due to the bump-outs on the sides of the dwellings, they are limited to a certain amount of land. The Board requested the exact dimensions including the bump-outs.

Paul Darmofalski, Engineer and Planner for the applicant, came forward to state that the total size of the tract is about 8,890 sq. ft. and also contains a concrete patio, concrete walls, masonry she, various garages, and a metal shed. He also said that the property is rundown and in bad condition. He said proposed Lot 8 would have a lot area of 3,010 sq. ft., proposed Lot 9 would have 2,932 q. ft. and proposed Lot 10 would have 2,948 sq. ft. He further stated that Lot 8 would have a rear yard setback of 16 ft., Lot 9 and 10 would have a 13 ft. setback (20 ft is required). He stated that the proposed three lots would be substantial benefits and outweigh any detriments, as the current condition is in disrepair and out of character with the surrounding neighbors.

This portion of the meeting was opened to the Public for questions of Mr. Darmofalski. Mr. Simone, Director of Little falls Public Works Department and property owner of Lot 14, came forward stating that currently this site is an eyesore. He reviewed the plans and doesn’t see the 3 homes as a detriment to the neighborhood. He stated that this will also bring additional revenue to the Town. No others coming forward, this portion of the meeting was closed to the public.

Mr. Grecco, seconded by Ms. Strothers to approved the application as presented with minor subdivision and variances.

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

The Chairman declared this application APPROVED.

221 Wilmore Road Associates, LLC – minor subdivision.

[Due to time constraints, Mr. Grecco motioned by Ms. Strothers to carry this application to the next regular meeting of the Board. All Members were in favor of carrying this application]

Old Business:

New Business:

Approval of Minutes: for July 7, 2016.

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

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

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions – None.

Adjournment