

**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
M. Fojut
W. Kohlman
W. Kilpatrick
W. Van Houten
R. Kostroski
B. Liscio

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

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 Municipal 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.

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' x 18' parking stalls (rather than 10' x20'), 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