

*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**

April 4, 2013

Members Present: R. Grecco
C. Gaita
J. Strothers
W. Kilpatrick
W. Van Houten
W. Kohlman (1st Alt.)
L. Dearani (4th Alt.)
E. Bennett
J. Reilly

Also Present: James Bryce, Esq.
D. Lindsay
V. Laky

Members Absent: M. Fojut
J. Switzer
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.

Jaloudi/Hepner/46 West Gas Corp. – Mobile Food Vending. Technical Report on proposed food vending truck at Exxon Gas Station on Route 46 East just prior to Route 3 intersection.

John Hepner (Food Truck Owner) and Adnan Jaloudi (Gas Station Owner) came forward to state that Mr. Hepner is proposing to locate a mobile food vending truck on an existing developed tract, having a non-conforming use, (site of the Exxon Gas Station Route 46 eastbound just prior to the Route 46/Route 3 merger) with limited site improvements, if any. Mr. Jaloudi stated that the X-mas trees that were sold on his property will not be returning, as the owner of that business is retiring and therefore, he is proposing that Mr. Hepner be parked at the entrance of the gas station in its place (the front year setback is 50 feet. Although not specified, it appears that the truck is setback approximately 17 feet). He further stated that patrons will be using the restrooms inside the convenience store, and that he does not see any detriment to the area with the use of the proposed mobile food vending truck on his site.

The Board discussed with the applicants that even though this use is mobile and in a zone that does not prohibit front yard parking, it is functioning as a structure and locating it in a front yard may be prohibited. The location of the truck at the entrance to the site will promote additional activity near the entry, which could conflict with the entry of vehicles at high rates of speed exiting the highway. They further stated that the applicant is proposing two principal uses on a single lot, thus requiring a variance. Also, a use variance will be needed for the food service truck vending use, and a non-conforming use variance for the expansion of a non-conforming use.

The Board suggested that the applicant provide a Planner and/or an Engineer to survey the area and provide the Board with the necessary information to request an approval of this application. The applicant is requested to supply the Board with any deed restrictions related to this property, and any understandings of what is being requested as to the storage of the food truck, lighting, power, water and sewer, hours of operation, etc.

This application is to be carried to the next regular meeting of the Board so that the applicant can provide the necessary details.

Printflex Printing, Graphic Arts and Advertising Company – Billboard Advertising Sign – Route 46 West near Notch Road.

Gail Arminio from Printflex came forward to state that the applicant is proposing a double sided digital billboard on a parcel consisting of multiple tax lots, one of which is in Little Falls (the other in Woodland Park) having existing improvements. She stated that the adjacent property owners were given notice, but the Board found it unsatisfactory. She did submit a “Site Plan” to the Board, which was only a survey from 1987 which identified the property.

The Board deemed this application incomplete and the applicant has requested that this matter be carried to the next regular meeting of the Board. The Board advised the applicant to review what DOT’s position was and further advised to coordinate submission issues with the Board’s engineer and attorney. According to the Board, their proof of service was not sufficient to the surrounding property owners.

This application is to be carried to the next regular meeting of the Board so that the applicant can provide a Site Plan, and show compliance to the requirements of the Township Ordinance of Little Falls.

All Members present agreed to postpone this application.

Old Business:

New Business:

Approval of the Minutes: none

Approval of the Bills: There were no bills presented.

Resolutions: none

The meeting was adjourned at 8:30 P.M.