

*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**

May 2, 2013

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

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

Members Absent: J. Strothers
J. Switzer

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.

The Chairman declared that the application for Printflex Printing, Graphic Arts & Advertising Co. for a digital billboard, will not be heard tonight.

Phil & Marlene Simone – 19 Coney Road. Application for an addition to their home, existing front set back is short. The applicants appeared before the Board to state that they are proposing a 15' wide addition on an existing single family home with a wraparound porch. They stated that they have purchased the property next door on 23 Coney Road and have demolished the structure on that site. They stated that the current property now has sufficient lot area, lot width and side yard setbacks. The applicant stated that the lot depth is 70' whereas 100' is required (this is a pre-existing condition). The applicant further stated that the corner yard setback of 15' will not change as the pre-existing condition is 1.06. They also stated that the lot coverage is now being reduced to 40% (30% is required). Because the existing structure is already at a front yard setback of 5.05', the applicant is seeking to continue the architectural line for the proposed addition and therefore, continue the front yard setback of 5.05'.

There was discussion of the Board regarding the current off-street parking. Mr. Simone indicated that he will place an unimproved driveway in the front yard to accommodate the off-street parking of vehicles.

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 as presented with the proposed continued front yard setback of 5.05', permitting lot depth of 70', and for the applicant to install an unimproved driveway in the front yard for off-street parking for one vehicle, and that the applicant shall notify the tax collector of the consolidation of the two lots. Also, the curb and walkways shall be completed by the Township and/or the applicant.

Poll of the Board: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Kohlman, Dearani, Van Houten
Nays: None

The Chairman declared the application Approved.

Little Falls Public Library -

Mr. Michael Cerone, Jr., Esq. attorney for the applicant came forward to state that the applicant is proposing an 8' x 4' ground mounted double sided display sign to be located at the intersection of Stevens Avenue and Warren Street. Mr. Cerone introduced photographs of existing signage at the various schools in Little Falls to the Board.

Ms. Christine Pelchat-Miller, Director of the Little Falls Public Library, came forward to state that the proposed sign will provide the public with information regarding activities at the library and various courses and events that are being offered. She indicated that the sign will be designed to place public messages during times of public events, including weather incidents, and emergencies, and will not contain advertisements for private individuals. She also stated that the sign will be turned off every evening at 9PM by way of a timer.

Mr. Richard Jacobs, Architect for the applicant, came forward to state that he prepared the plans before the Board and that the sign will be a ground mounted sign with a height of 6' and 8' in length and 2' in width. He indicated that the sign location would not create any type of impediment or hazard for the traffic or pedestrians. He indicated that the sign would be a valuable asset to the community. He stated that the ground mounted sign will have two faces with an LED that has a changeable message capability. The sign will contain no flashing or animation and will change once per week unless needed more frequently. He did state that the illumination of the LED component can be adjusted so that there will be no glare, and that the sign can be accessed from an offsite location to assist in emergency notifications. He also stated that there will be a small base under the sign with a memorial.

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. Gaita to approve the application as presented with 4' 10" and 8'8" setbacks and not to exceed 32 square feet as defined under the Township Ordinance.

Poll of the Board: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Kohlman, Dearani, Van Houten
Nays: None

The Chairman declared the application Approved.

Old Business:

New Business:

Approval of the Minutes: for April 4, 2013.

Mr. Gaita motioned, seconded by Mr. Dearani to approve the Minutes of the April 4, 2013 meeting.

Poll of the Board: Ayes: Grecco, Gaita, Kilpatrick, Kohlman, Dearani, Bennett, Reilly, Van Houten
Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Mr. Gaita motioned, seconded by Mr. Dearani to approve the bills as presented.

Poll of the Board: Ayes: Grecco, Gaita, Kilpatrick, Kohlman, Dearani, Bennett, Reilly, Van Houten
Nays: None

The Chairman declared the bills Approved.

Resolutions: none

The meeting was adjourned at 9:30 P.M.