

*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**

July 11, 2013

Members Present: R. Grecco  
C. Gaita  
M. Fojut  
J. Strothers  
W. Kohlman (1<sup>st</sup> Alt.)  
W. Kilpatrick  
W. Van Houten  
L. Dearani (4<sup>th</sup> Alt.)

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

Members Absent: E. Bennett (2<sup>nd</sup> Alt.)  
J. Reilly (3<sup>rd</sup> Alt.)  
J. Switzer (4<sup>th</sup> Alt.)

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.

**Baskinger, Steven** – 6 Douglas Drive, Block 156, Lot 29. Proposed expansion to add a front porch to a single family residential dwelling. Front yard setback is short (existing 35.5 ft. – proposed 27.5 ft. (30 ft. is required)).

A. Sean Killman came forward to state that he is the builder and designed the porch. He stated that the existing porch was very small. He stated that the existing porch had a current setback of 35.5 feet which only allowed 5.5 feet of space for the porch. He stated that the applicant is proposing to expand the porch to 8 feet width along the width of the house which intrudes into the front yard setback by 2.5 feet giving only 27.5 feet setback wherein 30 feet is required. He explained the appropriate type of decking he will be using and stated that he will be using existing and further landscaping and any gas and utilities as they affect the proposed decking. He also stated that there will not be an overhang on the porch.

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. Grecco motioned, seconded by Mr. Kilpatrick to approve the application as presented with the proposed front yard setback at 27.5 feet, with no other variances, and to conform the development of this porch in accordance with the plans submitted and as approved.

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

The Chairman declared the application Approved.

**ANGELS CARE MEDICAL TRANSPORTATION, INC.** – 195 Paterson Avenue, Block 89, Lot 5.03. Proposed plan to permit a new use in an existing structure. Use Variance in Zone 1 for ambulance storage & vehicle maintenance repairs.

Giuseppe C. Randazzo, Esq., attorney for the applicant came forward to state that the applicant is proposing to utilize a portion of a pre-existing structure and outside parking for vehicle storage and maintenance and the operating of a non-emergency ambulance transport service.

Arber Adulai, owner of Angels Care Medical Transportation, Inc. stated that he owns 10 ambulance vehicles and is contracting with hospitals, nursing homes, etc. in the delivery of patients between the hours of 4:30 AM until midnight with pre-scheduled appointments in non-emergency transports. He stated that he is seeking to utilize the warehouse and office space to store ambulances outdoors, which has two loading docks and one garage. He also stated that he would be doing low maintenance repair, i.e., oil changes, etc., on the vehicles inside the building. He stated that no gasoline would be stored at the premises, He also stated that the garage door would need to be raised. He further stated that 20 people would be employed in the operation, in addition to 3 office workers. He also said that any medical chemical waste would be disposed of at the healthcare facilities, and oxygen on site would be contained in secured bottles. No narcotics would be on site.

Nick Cangialosi, owner of the subject premises came forward to describe the current tenants of the building and stated that there is approximately 2,000 sq. feet that is currently vacant.

Thomas Sterns, Engineer for the applicant came forward to state that he revised the parking plans. He stated that the site has 35 existing parking spaces, and 45 spaces are proposed with his revisions. At this time, there were significant concerns of the Board with regard to accommodating the existing tenants of the building and the 10 ambulances to be stored on site. Also, the Board was concerned for the safety of the tenants as to the appropriate fireproofing the building has for this type of maintenance.

This portion of the meeting was opened to the public. John Veteri, came forward to state that he is opposed to the approval of this application because he believes that the use will bring more traffic activity to the area which is in close proximity to the recreational area, is a detriment to the safety of the existing tenants for the internal maintenance of vehicles, and further, it is lacking he amount of parking spaces needed under the Township Ordinance. No others coming forward, this portion of the meeting was closed to the public.

Mr. Kilpatrick motioned, seconded by Mr. Grecco to deny the application as presented as the property is not particularly suited for the proposed use because it lacks appropriate parking availability, and the indoor maintenance and storage of vehicles would constitute a safety concern for the pre-existing tenants.

Poll of the Board to deny this application: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Kohlman, Van Houten  
Nays: Strothers

The Chairman declared the application Denied.

Old Business:

New Business:

**Approval of the Minutes:** for June 6, 2013.

Mr. Grecco motioned, seconded by Mr. Kilpatrick to approve the Minutes of the June 6, 2013 meeting.

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

The Chairman declared the Minutes Approved.

**Approval of the Bills:** As presented.

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

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

The Chairman declared the bills Approved.

**Resolutions:** 1. Krietzman

Mr. Grecco motioned, seconded by Mr. Kilpatrick to approve the Resolution as presented.

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

The Chairman declared the Resolution Approved.

The meeting was adjourned at 9:00 P.M.