

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**

January 8, 2015

Members Present: R. Grecco
J. Strothers
W. Kohlman
W. Kilpatrick (Vice Chairman)
W. Van Houten (Chairman)
L. Dearani
J. Reilly (2nd Alt.)
R. Kostroski (3rd Alt.)
B. Liscio (4th Alt.)

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

Members Absent: M. Fojut
E. Bennett (1st Alt.)
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.

Eugene Liss, Esq., attorney for the applicant came forward to state that the applicant would like to carry this application to the next regular meeting of the Board. The Chairman declared this application carried to the next meeting of the Board on February 5, 2015.

KV REALTY – 36-54 Main Street, Maple Street and Paterson Avenue. Retail/Restaurant & Residential Building.

John Veteri, Esq., attorney for the applicant came forward to state that the applicant proposes to demolish four (4) principal structures with frontage on Main Street, two block garages and various accessory structures. He stated that the four (4) existing residential dwellings fronting on Paterson Avenue will remain with revised lot lines. He said that a total of eleven (11) existing lots will be modified to create four (4) residential lots, which will front on Paterson Avenue. Each of these will have different dimensions and will include one (1) new lot (Lot 16) that will be the mixed use structure fronting on Main Street. He said that the property was sold to Lawrence A. Kramer who is the developer. Mr. Veteri introduced several Exhibits to the Board depicting an aerial view of the property, elevations, contract purchase of the property, etc.

Dave Minno, Architect for the applicant, came forward and introduced Exhibit “4” to the Board as the concept building plans, ground, second and third floor for the land. He stated that this will attract the walkers in the Town. He stated that the rear ground floor will contain the residential apartments with a central elevator to the 3rd and 4th floors. The plans show a typical one-bedroom unit and two-bedroom units (on the corner of the buildings). He stated that this application is requesting for mixed uses and more than one principal use which is not permitted, therefore, a use variance is required.

This portion of the meeting was opened to the public for questions to the Architect. Several members of the public came forward concerned with the square footage of the units, the parking (residential and retail), and the concern with the balconies on the front of the building facing Main Street. No others coming forward for this witness, the meeting was closed to the public.

David Fantiana, Engineer for the applicant came forward to state that the plans previously submitted to the Board have not been changed. Lots 6, 7, 8, & 9 will become more undersized, but functionally will not be changed. He stated that 78 parking spaces are required and they are proposing 70. He feels this is adequate given the unit sizes. The stalls will be 9x18. He also said that there will be a sign on Maple Street for the entrance onto the property. The Board also had questions regarding the truck deliveries for the retail units as well as the loading zones in front of the building. He said that residential parking will only be in the rear of the building and retail will be along Main Street. He stated that the drainage report will need to be reviewed on Mr. Lindsay’s supplemental report. Also, considering the amount of pavement and the size of the structure, there is limited area for landscaping. Therefore, isolated trees are proposed to the rear of the property and a few along the front of the building; County and the Shade and Tree Commission will be involved.

This portion of the meeting was opened to the Engineer for questioning. Several members of the public came forward to state their concern about the location of the telephone poles, the width of the entrance for trucks, water supply and sprinkler systems, and was there a traffic study done. No others coming forward, this portion of the meeting was closed to the public.

At this time, Mr. Veteri approached the Board for some feedback of the Board. The Board asked that the applicant supply the Board with a picture from directly across the street of the proposed site. There were no other questions of the Board or the public.

Mr. Veteri stated that the traffic engineer was not able to make the meeting tonight and asked that the Board carry this application to the next regular meeting of the Board. The Chairman granted his request to postpone the balance of the application to the February 5, 2015 meeting of the Board with no further notice required.

Old Business:

New Business:

Approval of the Calendar Year 2015 –

Mr. Kilpatrick, motioned, seconded by Mr. Grecco to approve the Calendar Year 2015 of the Planning Board.

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

The Chairman declared the 2015 Calendar Year Approved.

Approval of the Minutes: for December 4, 2014.

Mr. Kilpatrick, motioned, seconded by Mr. Grecco to approve the Minutes of the December 4, 2014 meeting.

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

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions: 1. Verizon 2. Bromley Homes (1&3 Robinwood Dr.) 3. Adoption of Annual Report of Planning Board to Mayor and Council 4. Resolution Appointing Board Professionals for 2015

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

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

The Chairman declared the Resolutions Approved.

The meeting was adjourned at 10:30 P.M.