

*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**

October 4, 2012

Members Present: C. Gaita
W. Kilpatrick
W. Van Houten
J. Strothers
W. Kohlman (1st Alt.)
D. Radcliffe (3rd Alt.)
L. Dearani (4th Alt.)

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

Members Absent: R. Grecco
I. Lawson
M. Fojut
H. Botbyl (2nd 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.

DALQUIST – 120 Center Avenue – Addition to a 1 family dwelling on an undersized lot. The Chairman stated that because the applicant's notice was not sufficient at the last meeting, this applicant is now being heard as a new application tonight before the Board members.

Mr. & Mrs. Dalquist came forward to state that they are the applicants and are proposing an addition to the rear of their existing dwelling. The Board stated that they must factor in the garage to the floor area ratio. They stated that they sought the help of an architect who prepared new plans which brought their floor ratio to 31.8%. He stated that there was one (1) foot taken off of each side of the house, plus one (1) foot off of the rear and the kitchen area. He stated that he was in receipt of our Engineer's letter report and that he had no comments with regard to its content. Mr. Lindsay stated that they must direct the drainage to the street so that it does not further create any existing drainage problems or run onto the neighbors' property. The applicant further stated that the reason for the expansion is that his mother moved in with them and he now needs more room to accommodate her.

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. Radcliffe, to approve this application as presented.

Poll of the Board: Ayes: Gaita, Kilpatrick, Strothers, Kohlman, Radcliffe, Dearani, Van Houten
Nays: None

The Chairman declared this application APPROVED.

SNAPOLOGY CHILD LEARNING & RECREATION – Donna Meccia – 195 Paterson Avenue. Proposed Child’s Educational Recreation Center.

Mr. Kohlman excused himself, there being a conflict with this application.

Attorney Anthony Fiorello came forward representing the applicant. He stated that the applicant is proposing a Child’s Education Recreational Center at this location. He introduced Mrs. Donna Meccia to the Board as the principal of Snapology and wishes to occupy a portion of the existing building which contain mixed uses. She has provided the Board with the previous plans prepared for the buildings existence. She stated that she is the owner/principal of the program with her husband. She stated that Snapology is a learning activity which combines play with education through legos, blocks, and assembly tools, for children to learn math, science, technology, engineering. The children are guided by instructors for hands on and computer work. The children will work in teams developing social skills and making new friends creating teamwork and creativity. They plan on having weekend (Saturday and Sundays), evenings (5:00 – 8:00 pm) and birthday parties. She stated that there will be different levels of activities because of the different age group categories.

Ms. Meccia brought her three (3) children to demonstrate the several activities that many of the children of different ages will become involved with. She also stated that this will be a drop off and pick up for the children. She explained to the Board the various tenants of the building, and that those tenants will not be in operation at the times that Snapology will be in operation.

She stated that there will not be any signs proposed for this facility. There are wooden sign slots on each door inside the building which will show the name of the center and will be sufficient.

She stated that there are 25 parking spaces in the rear of the lot of the building. The Board feels that those spaces may not be enough given all the number the tenant’s in the building. Mrs. Meccia state that the landlord said he will designate the front parking spaces for her because of the children and that he will mark them off for her so the children will not go past the gate.

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. Dearani motioned, seconded by Ms. Strothers, to approve this application as a learning school in a light industrial zone as presented.

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

The Chairman declared this application APPROVED.

Old Business:

New Business:

Approval of the Minutes: for September 6, 2012.

Mr. Kilpatrick motioned, seconded by Mr. Gaita to approve the Minutes of the September 6, 2012 meeting.

Poll of the Board: Ayes: Gaita, Kilpatrick, Strothers, Kohlman, Radcliffe, Dearani, Van Houten
Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

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

Poll of the Board: Ayes: Gaita, Kilpatrick, Strothers, Kohlman, Radcliffe, Dearani, Van Houten
Nays: None

The Chairman declared the bills Approved.

Resolutions: Falls Automotive.

Mr. Kilpatrick motioned, seconded by Mr. Gaita to approve the Resolution for Falls Automotive Specialties.

Poll of the Board: Ayes: Gaita, Kilpatrick, Kohlman, Van Houten
Nays: Botbyl

The Chairman declared the Resolution Approved.

The meeting was adjourned at 8:40 P.M.