

**Township of Little Falls
County of Passaic
New Jersey**

Tel: (973) 256-0170

Municipal Building
225 Main Street
Little Falls, NJ 07424

**LITTLE FALLS PLANNING BOARD
MINUTES OF REGULAR MEETING OF
April 4, 2024**

Members Present: W. Kilpatrick (Chairman) Also Present: Anthony Sgobba (Councilman)
D. Cataldo
M. Seber
M. Pocius
R. Doland (3rd Alt.)
J. Ariemma (4th Alt.)

Richard Briigliodoro, Esq.
Michael Kobylarz (Engineer)
Sanyogita Chavan (Planner)
Valerie Laky (Secretary) (via zoom)

Members Absent: K. Barry (V. Chairman)
R. Corage
L. Damiano
Mayor James Damiano
Dr. Abdi (1st Alt.)
Ahmad Awawdeh (2nd Alt.)

The meeting of the Planning Board was called to order at 7:00 p.m. by Chairman Kilpatrick stating at least 48 hours' advanced notice of this meeting was given to The Herald & News, The Bergen Record, the Little Falls website, and filed with the Township Clerk.

Council to address the Board: No one came before the council with comments for the Planning Board.

Approval of Minutes – March 7, 2024

Ms. Cataldo motioned, seconded by Mr. Seber to approve the minutes of the March 7, 2024 meeting of the Board as presented:

Poll of the Board: Ayes: Cataldo, Seber, Pocius, Doland and Chairman Kilpatrick
Nays: None

The Chairman declared the minutes for March 7, 2024 APPROVED.

RESOLUTION:

1. **Zen Real Estate, LLC** –75 Harrison Street, Lot 8, Block 218. (DENIED)

Ms. Cataldo motioned, seconded by Mr. Pocius to approve the Resolution as presented.

Poll of the Board: Ayes: Cataldo, Seber, and Pocius
The Chairman declared the Resolution approved for DENIAL.

2. Roger and Wendy McNeill – 32 Cedar Grove Road. Block 166, Lot 1. (APPROVED)

Mr. Seber motioned, seconded by Ms. Cataldo to approve the Resolution as presented.

Poll of the Board: Ayes: Cataldo, Seber, Pocius, and Chairman Kilpatrick
The Chairman declared the Resolution APPROVED.

APPLICATIONS:

- 1. Township of Little Falls:** Block 205, Lot 1. B-2 Zone. Courtesy review of plans for the placement of an advertising sign (Billboard) located at the Lower Notch Road exit ramp off Route 46 West.

Joseph M. Wenzel, Esq., attorney for the Township of Little Falls came forward to state that this presentation is for courtesy review of the Planning Board only. He stated that the Township is seeking approval for the placement of an outdoor advertising sign (billboard) at the Lower Notch Road exit ramp off of Route 46 westbound (Woodland Park side). As this is an application by a public entity for the placement of a billboard, it falls under the courtesy review standard. In order for permits to be pulled for the construction of the footings, pylon and sign, a courtesy review by the Planning Board is a prerequisite. The Township already has the permit from NJDOT to place the billboard in that location and a company that will be leasing the site as the ultimate end user. He further stated that the sign is not an LED lit sign, and there will not be any downlighting, only uplighting. It will be double-sided for both east and west bound to see.

Mr. Charles Cuccia, Township Administrator, came forward to state the reasons for the difference in the height of the sign. He stated that the township has 3 existing permits, one on McBride, this one on Lower Notch and one on Clove Road which has not yet been developed. The Lower Notch and Clove Road have been in abeyance because of the improvements that were being made to Route 46, and now that they are completed, the Township can move ahead. The difference in the topography is the reason the height is now more than what was anticipated.

This portion of the meeting was opened to the public for questions. No one coming forward, this portion of the meeting was closed to the public.

Attorney Wenzel thanked the Board for their time in listening to the presentation.

At this time, Councilman Sgobba recused himself from the meeting.

- 2. Toyota Universe:** 1535 Route 46 East, Block 200, Lot 1.01. B-2 Zone. Erect a parking garage. Site plan approval with D variance.

John J. Veteri, Jr., Esq. came forward and stated that with the six members present, he would like to proceed with the presentation and see how it goes if there are any outstanding issues and a vote at the next meeting would be acceptable.

Mr. Veteri stated that the application before the Board is a preliminary and final site plan approval, as well as a D-6 height variance for property located at 1535 Route 46 E. This property is in the B-2 zone. He further stated why an automobile storage garage was necessary. During the major storm event in 2018, they lost a lot of vehicles due to the flooding. He stated that the proposed parking garage would not be visible from any residential area. He also confirmed that the height of the structure was reduced since last filing the application, and that they plan on adding 32 evergreen

trees that are deer resistant to shield the parking garage from public view.

Jeffrey Morris, Engineer for the applicant came forward and introduced exhibits of a site plan prepared by his office. He testified that the evergreens would be 6 to 8 feet high and that they would grow approximately 1 foot per year. He stated that the garage would be for new car storage only. He further stated that there are two existing nonconformities, Lot width of 200 ft. is required and 173.06 is both existing and proposed; and front yard setback is 50 ft. and 49.1 ft. is both existing and proposed. He said the applicant does require a D-6 height variance for both the number of stories and the height of the proposed automobile storage garage that will contain 277 cars. He also said that the garage will be internally illuminated.

Bryan Mendelson, Corporate Director for Bob Ciasulli Auto Group, stated that the applicant would pave and re-stripe the parking lot based upon the Board Engineer's review report and that the barbed wire on top of the chain link fence would be removed as per the Board Planner's review report.

Massimo Yezzi, Jr., Architect for the applicant came forward and confirmed that the height of the structure at the top of the deck on the highest side would be 53 feet, and on the lowest side would be 47 feet. He provided sight distances with elevations from the proposed area to the surrounding buildings. Therefore stating, there is no intrusive look to the neighborhood. He further stated there will be no electrical systems for heating or cooling the building, that this is only a parking structure for storage of vehicles. He also testified to the board that there will be no electric charging stations and there will be no advertising on the facade of the building.

Nicholas Graviano, Planner for the applicant came forward to state that the applicant is seeking a d(6) height variance approval and "c" variance relief for the pre-existing non-conformities of lot width and front yard setback. He also confirmed that the building height would be 53 ft. and can be granted without substantial detriment to the neighborhood. He spoke to the Board with regard to the positive and negative criteria that would benefit the more efficient use of land.

This portion of the meeting was opened to the public for questions. No one coming forward, this portion of the meeting was closed.

At this time, Attorney Veteri asked the Board Members for their feedback and if they had any questions with regard to the application and voting on this matter. The Board Members gave favorable feedback. At this time, a motion was requested.

Ms. Cataldo motioned, seconded by Mr. Seber to approve the application as presented.

Poll of the Board: Ayes: Cataldo, Seber, Pocius, Doland, Ariemma and Chairman Kilpatrick
Nays: None

The Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township

Adjournment: 8:20 PM