

**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
August 1, 2024**

Members Present: K. Barry (V. Chairman) Also Present: Richard Briigliodoro, Esq.
R. Corage Michael Kobylarz (Engineer)
L. Damiano Sanyogita Chavan (Planner)
D. Cataldo Valerie Laky (Secretary)
M. Seber
R. Doland (3rd Alt.)
J. Ariemma (4th Alt.)

Members Absent: W. Kilpatrick (Chairman)
M. Pocius
Mayor James Damiano
Anthony Sgobba (Councilman)
Dr. Abdi (1st Alt.)
Ahmad Awawdeh (2nd Alt.)

The meeting of the Planning Board was called to order at 7:00 p.m. by Vice Chairman Barry 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 from council was present, therefore, there was no report from council at this time.

Approval of Minutes – June 6, 2024

Ms. Cataldo motioned, seconded by Mr. Corage to approve the minutes of the June 6, 2024 meeting of the Board as presented:

Poll of the Board: Ayes: Corage, L. Damiano, Cataldo, Seber, Doland and Vice Chairman Barry
Nays: None

The Vice Chairman declared the minutes for June 6, 2024 APPROVED.

RESOLUTION:

1. **Arkadiusz Such** – 34 Veranda Avenue, Block 20, Lot 31, R-1C Zone. Alteration and addition to single family home. Bulk variances.

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

Poll of the Board: Ayes: Corage, L. Damiano, Cataldo, Seber, and Vice Chairman Barry
Nays: None

The Vice Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. **DL Development, LLC** – 82-84 Newark Pompton Turnpike and 86 Newark Pompton Turnpike, Block 56, Lots 4, 5 & 5.01 – Business B-1 (front) and R-1B (rear) districts. Preliminary and final site plan with use and bulk variance relief. To construct a 3 story mixed use building with retail space on first floor and two (2) three bedroom/two bath apartments on 2nd and 3rd floor.

John J. Veteri, Jr., Esq., attorney for applicant came forward to state that the applicant is proposing a mixed-use building with retail/commercial on the 1st floor, and a total of 2 three-bedroom apartments on the upper floors. The applicant is seeking a D(1) use variance, preliminary and final site plan approval and “c” or bulk variance relief. The property is split zoned and is located both in the B1 and the R1B zone districts.

Jeff Egarian, Engineer for the applicant came forward to state that the applicant is proposing to construct 2600 square foot building to replace the existing building. He stated that there will be parking in the rear of the building. Nine (9) parking spaces are required for this project and 13 parking spaces are being provided with an ADA (Americans with Disabilities Act) space. He stated that the applicant is also proposing a 6 ft. high fence to screen the property from the church. He stated that 2 pole mounted lights will be placed in the parking lot with three additional lights mounted on the building. He further stated that because the existing building encroaches 2 ft. into the right of way, the applicant will be setting the building back to create an 11 ft. front yard setback which matches the adjacent multi-family residential building. He stated that they are proposing parking stall sizes of 9 x 18 ft. where the ordinance requires 10 x 20 ft. As a result, they will require a variance for the size of parking stalls. He said they will get the appropriate permit from the NJDOT to widen the access drive as requested by the Board’s Engineer.

Several Board Members at this time asked if they have assigned proposed tenants? No lease has been signed yet. Also, make a left turn out of the building may be problematic. Can we put a restriction in the Resolution? They will ask the NJDOT for that answer/solution.

Questions of the public were held at this time till the end of the application hearing.

Adam Lasota, Architect for the applicant, came forward to state that the lot is long and narrow. Their intent is to provide the look of a two-story building with a step back on the upper level. The Board members questioned whether the building was 2 1/2 stories or 3 stories. Mr. Lasota confirmed that the applicant is proposing a third story as the proposal does not meet the definition of a 2 1/2 story.

He stated that the roof pitches at a height greater than 3 ft. above the floor level and thus the applicant does not qualify as a 2 1/2 story building, but rather a 3-story building. He stated that the step back of the upper level is about 19 ft. away from the front of the building and a 19 ft. step back from the rear of the building. He said that if HVAC units are to be placed on the roof, they will be set back from the edge and shielded from view. He also said that access to the residential apartments will be through the rear of the building. He said the tenants will be able to park at the rear of the building and access a stairway and hallway to get to their apartments. There is also a proposed awning of 4 feet from the building to provide proper coverage from the elements for people utilizing the access way to enter the building. He stated that the signage on the awning will require a variance relief.

John Taikina, Planner for the applicant, came forward to state that the following variances were needed for this application:

1. Minimum side yard setback proposed is 4.10 ft. (B-1 Zone 12 ft. required; R-1B Zone 15 ft. required);
2. Minimum side yard setback (other side) proposed is 8.66 ft. (B-1 Zone 12 ft. required; R-1B Zone 15 ft. required);
3. Maximum building stories /height proposed is 2.5 or 35 ft. (3 stories or 34.9 ft. required);
4. Maximum improved coverage proposed is 91.5% (60% permitted);
5. Parking setback proposed is less than 5 ft. (5 ft. required);
6. Parking stall size proposed is 9 x 18 ft. (10 x 20 ft. required);
7. Variance relief for proposed signage is required (façade sign includes the address, which is not permitted, awning extends 4 ft. whereby 2 ft. is permitted; text or lettering on the awning extends below the awning).

He further stated that the applicant requires a d(1) use variance because residential is not permitted in a B-1 Zone. He further stated that the building has been operating as a mixed-use building for over 100 years. He said that this application will be improving the driveway and parking area and will conform with other properties in the area. He doesn't see a negative impact with zoning and this application will provide a desirable visual to the area and an additional investment to the neighborhood.

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

Mr. Corage motioned, seconded by Mr. L. Damiano to approve the application as presented to the Board. It was requested that the sidewalks remain open to the public for the purposes of the church goers.

Poll of the Board: Ayes: Corage, L. Damiano, Cataldo, Seber, Doland, Ariemma, and Vice Chairman Barry
Nays: None

The Vice Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township

Adjournment: 8:20 PM