

**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
December 7, 2023**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano
K. Barry Councilman Sgobba
R. Corage R. Briigliodoro, Esq. (Attorney)
L. Damiano M. Kobylarz (Engineer)
D. Cataldo S. Chavan (Planner)
M. Seber V. Laky (Secretary)
Dr. Abdi (3 Alt.)

Members Absent: C. Gaita
D. Damiano (1st Alt.)
M. Pocius (2nd Alt.)
Ahmad Awawdeh (4th 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: The Master Plan is being reviewed. No other comments.

Approval of Minutes – October 5, 2023

Mr. Barry motioned, seconded by Mr. L. Damiano, to approve the minutes of the October 5, 2023 meeting of the Board as presented:

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

The Chairman declared the minutes for October 5, 2023, APPROVED.

RESOLUTION:

1. **Long Hill Legal, L.L.C.** - 147 Long Hill Road, Block 178 Lot 6, and Township of Little Falls, Hemlock Road, Block 178 Lot 2.02. R-1A Zone. Lot line adjustment/ Subdivision with variances.

After hearing the application for Long Hill Legal, LLC, the Board voted to approve the Resolution tonight (prepared in advance by Attorney Briigliodoro) as follows:

Councilman Sgobba motioned, seconded by Ms. Cataldo to approve the Resolution as prepared by the Board Attorney:

Poll of the Board: Ayes: Barry, Corage, L. Damiano, Cataldo, Mayor Damiano, Councilman Sgobba, Seber, Abdi, and Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. **Long Hill Legal, L.L.C.** - 147 Long Hill Road, Block 178 Lot 6, and Township of Little Falls, Hemlock Road, Block 178 Lot 2.02. R-1A Zone. Preliminary and final major subdivision approval with ancillary "c" variance relief. Lot line adjustment/ Subdivision with variances.

John Veteri, Esq., attorney for the co-applicants, Long Hill Legal, LLC, came forward to state that Lot 6, currently owned by Long Hill Legal, has a lot area of 8,789 sq. ft. Lot 2.02, owned by the Township of Little Falls, has a lot area of approximately 6,075 sq. ft. The purpose of the subdivision is to create a cul-de-sac for the south portion of Hemlock Road to be dedicated to the Township of Little Falls, and to create Lot 6 with additional area suitable for development. The cul-de-sac lot will be identified as Lot 2.04, and will be dedicated to the Township as a right-of-way for the southern portion of Hemlock Rd. As a further result of this subdivision, a proposed lot suitable for development will be created and will be known as Lot 6.01. This application is the final step with regard to prior Planning Board approvals in order to enable the development of proposed Lot 6.01 and the improvement of Hemlock Road. "C" variance reliefs required in connection with the development to Lot 6.01 are as follows: (1) minimum lot area -15,000 sq. ft. is required and 9,335 sq. ft. is proposed; and (2) minimum lot width of 100 ft. is required and 86.11 ft. is proposed. Mr. Veteri stated, that by granting this application, there will be no impact to or upon the adjoining properties, nor will it cause any damage to the character of the neighborhood.

Frank Krupinski, Surveyor for the applicant came forward to state that by granting the subdivision, the cul-de-sac will benefit the public with a municipal street, and the development of Lot 6.01 with its deficiency in lot width, will still permit a reasonable size development.

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

Councilman Sgobba motioned, seconded by Ms. Cataldo to approve the application as presented. Having found that the applicants have satisfied the positive criteria for variance reliefs, and has complied with the Board Engineer's Review Report, the Board concludes that this application be granted without substantial detriment to the public and/or the Township Zoning Ordinance. Therefore, each Board Members is voting for both the application and the Resolution, which was prepared in advance of the meeting by Richard Brigliadoro, Esq., the Board's attorney. One vote by each Member will be for both the application and the Resolution.

Poll of the Board: Ayes: Barry, Corage, L. Damiano, Cataldo, Mayor Damiano, Councilman Sgobba, Seber, Abdi, and Chairman Kilpatrick
Nays: None

The Chairman declared the Application and the Resolution APPROVED.

2. Six Cousins, L.L.C. - 5 Muller Place, Block 57, Lots 12,13,14, and 15 in the B-1 Zone. Preliminary and final site plan approval and "c" variance relief to permit the construction of a mixed-use building.

John Veteri, Esq., attorney for the applicant came forward to state that the applicant is proposing a mixed-use building with office/commercial space on the first floor, and maintaining a one-bedroom residential apartment (previously approved) on the second floor.

Michael Kuybida, Architect for the applicant came forward to state that the building footprint is not being changed and that the one-bedroom apartment on the second floor will remain with a stairway on the eastern side of the building for access. He further stated that the first floor will contain two (2) offices and a conference room. He stated that the exterior of the building will give the look of a conference building rather than that of a residential building.

Several Board Members questioned Mr. Kuybida if the stairs to the second floor will be private and not able to access the offices? Yes, they will be private and not able to access the first floor offices. What will the color of the roof be? Dark charcoal.

Joseph Miannecki, Jr., Engineer for the applicant came forward to state that he has reviewed the Board's Engineer's report and the applicant will comply with the requests stated therein. He stated that they will provide a van accessible parking space of 11 ft. wide and an access isle of 5 ft. The garbage refuse enclosure will not be concrete block, but a 6 ft. high board on board fence enclosure for compliance with the NJDEP. He stated that the applicant is providing landscaping and replacing one (1) tree with two (2) trees and will submit a plan for the Board's Engineer to approve. Further, the applicant is proposing a parking lot with four (4) spaces including accessible parking in the rear of the building. He said that two (2) parking spaces for the apartment use will be located on Muller Place with a separate driveway. He further stated that the applicant agrees to significant curb replacement with Belgium block curbing.

Mr. Miannecki further testified to the variances needed in this application as follows:

1. Minimum side yard setback of 1.8 feet is existing and less than 12 feet is proposed (12 feet is required);

2. Minimum number of parking spaces where two (2) parking spaces exist, and six (6) parking spaces are proposed; (Eight (8) parking spaces are required);
3. Parking setback where less than 5 feet is proposed (a minimum of 5 feet to a lot line is required);
4. Parking lot location where the Applicant is proposing parking spaces in the front yard (parking is permitted in the side or rear yard); and
5. Parking stall size where parking stall size of 9 feet by 18 feet is proposed (and a minimum parking stall size of 10 feet by 20 feet is required).

Several Board Members questioned the color of the stucco finish on the front of the building (light gray), the landscaping proposed around the building with lighting, how many trees will be removed, sign proposals, dry well accommodations, and how many people will be working at the office? Mr. Luke Damiano also requested that the day care center previously on the site be removed and stated so in the proposed Resolution.

This portion of the meeting was opened to the public. One person from the public came forward to question the fencing around the premises and the handicap parking. No others stepping forward, this portion of the meeting was closed to the public.

Councilman Sgobba motioned, seconded by Mr. Seber, to approve the application as presented and subject to revised plans to be reviewed by the Board's Engineer and Planner. The Board notes that the site was previously approved for a mixed-use development and will continue the mixed-use. The Board finds that the proposed use of the property will constitute a less intense use of the property than that which was previously approved. It will be an attractive-looking office building with a more efficient use of the land.

Poll of the Board: Ayes: Barry, Corage, L. Damiano, Cataldo, Mayor Damiano, Councilman Sgobba, Seber, Abdi, and Chairman Kilpatrick

Nays: None

The Chairman declared this application APPROVED.

Mayor Damiano added one final comment that this application presented before us is a much improved use of the premises than the day care previously proposed at this location.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 8:00 PM