

**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
REGULAR MEETING OF THE BOARD
VIRTUAL MEETING WAS CONDUCTED
May 5, 2022**

Members Present:	W. Kilpatrick (Chairman) R. Greco (Vice Chairman) K. Barry L. Damiano M. Seber D. Cataldo (1 st Alt.) D. Damiano (2 nd Alt.) Dr. E. Abdi	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Michael Cristaldi (Engineer) Valerie Laky (Board Secretary)
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Members Absent: C. Gaita
R. Corage
M. Pocius (3rd Alt.)
San Chavan (Planner)

The “virtual” meeting of the Planning Board meeting was called to order at 7:00 p.m. by the Chairman stating at least 48 hours’ advanced notice of this meeting was given to The Herald & News, The Bergen Record, the Little Falls Website, filed with the Township Clerk, and a copy of the notice was placed on the door of the Municipal Building.

Council to address the Board: No residents came forward at the council meeting to address matters of the Planning Board.

Approval of Minutes: for March 30, 2022 (Special Meeting – Part II)
Mr. Greco motioned seconded by Councilman Sgobba to approve the minutes of March 30, 2022 as presented:
Poll of the Board: Ayes: Greco, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, and
Chairman Kilpatrick
Nays: None

The Chairman declared the minutes for March 30, 2022 Approved.

Approval of Minutes: for April 7, 2022 (Regular Meeting of the Board)
Mr. Barry motioned seconded by Mr. Greco to approve the minutes of April 7, 2022 as presented:
Poll of the Board: Ayes: Greco, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, D. Damiano, Dr.
Abdi, and Chairman Kilpatrick
Nays: None

The Chairman declared the minutes for March 30, 2022 Approved.

RESOLUTIONS:

1. **MARK and NICOLE SCUDILLO** - 16 Ridge Avenue. D2 Variance. Block 115, Lot 14. Variance relief for expansion of a pre-existing non-conforming use combining basement and first floor of a two-family house.

Mr. Greco motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, D. Damiano, Dr. Abdi, and Chairman Kilpatrick

Nays: None

The Chairman declared this Resolution **APPROVED**.

2. **BRUCE LAWSON** - 78 Louis Street. Block 84 Lots 33, 34 and 35. Bulk Variance rear yard setback for enclosure of a pre-existing deck into a 3-season room.

Mr. Barry motioned, seconded by Mr. Greco to approve the Resolution as presented.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, D. Damiano, Dr. Abdi and Chairman Kilpatrick

Nays: None

The Chairman declared this Resolution **APPROVED**.

3. **NEW CINGULAR WIRELESS PCS, LLC (AT&T)**- 24 Sigtim Drive. Block 232.02 Lot 25. Application to install an offsite generator on a residential property. Use variance, "C" variance and preliminary and final site plan approval.

Mr. Greco motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Greco, Barry, D. Damiano, Dr. Abdi and Chairman Kilpatrick

Nays: None

The Chairman declared this Resolution **APPROVED**.

3. **KV Realty, LLC** for property known and designated as Block 111, Lots 9, 11, 12.01, 12.02 and 13 and Block 112, Lots 2-10 which property is located at 15, 25, 27 and 16-50 Paterson Ave., Little Falls, New Jersey. The subject property is located within the TV/CBD Redevelopment Area. The Applicant seeks preliminary and final major subdivision approval; preliminary and final site plan approval, design waivers and variance relief for Phase II (22 Paterson Avenue) Sixty (60) dwelling units and approximately 7,100 square feet of retail space; Phase III (15 Paterson Avenue) Seven (7) dwelling units and approximately 3,300 square feet of retail space; Phase IV (25 Paterson Avenue) Eight (8) dwelling units and approximately 3,300 square feet of retail space; Phase V & VI (27 Paterson Avenue) Six (6) attached townhomes; and related site improvements in each Phase.

Mr. Greco motioned, seconded by Mr. L. Damiano to approve the Resolution as presented.

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

Nays: None

The Chairman declared this Resolution **APPROVED**.

APPLICATIONS:

1. **TAL HOME, INC.** - 19 Overlook Road, Little Falls, NJ. Lot 239, Block 1.01. Minor subdivision application with variance relief in order to create a new lot for the construction of a single-family house.

Alfred V. Acquaviva, Esq., attorney for the applicant came forward to state that the applicant is seeking a minor subdivision with variance relief to create a new lot for a single-family dwelling. The applicant is proposing to divide two lots at 15,100 sq. ft. each. He stated that the owner is currently living on the existing dwelling and will be constructing a new home on the second lot for himself. He will sell his home on the existing lot to a family member. Due to the current design of the property, they will need 3 variances, minimum lot depth on the existing lot with a side yard variance and rear yard variance. On the new proposed lot, they are seeking 1 variance for lot depth.

Harry Tuval, Engineer for the applicant came forward to state that he has reviewed the Board Engineer's report and is in compliance. He stated that they are proposing to subdivide the property with one dwelling fronting on Overlook Road, and the other dwelling fronting on Oak Crescent Road, both in the R-1A Zone. He stated that both lots exceed the minimum 15,000 sq. ft. required. He said, that the lot has sufficient area to support a subdivision without variance relief, but it does not have the sufficient length to provide adequate lot depth for both lots, therefore, lot depth variance is needed. Lot 1.01 proposes lot depth of 123.00 ft. (150 ft. is required), and Lot 1 proposes a lot depth of 119.75 ft. (150 is required).

Ahmed Emara, Architect for the applicant came forward at this time to share his screen with the Board. He stated that the notched area on the plans is a patio area at the current existing dwelling, and therefore feels that this area and the large side yard setback mitigates the setback needed. The Board questioned the amount of the setback, which may not be enough and asked if the lot line can be moved to accommodate the shortage (possibly 14,200 sq. ft. each). Mr. Tuval stated that they will have to do a new survey to have the exact square footage of the new lot if they have to move the lot line of the existing dwelling. Mayor Damiano proposed moving the angle of the lot line on each side, which then the widths should be exactly identical if moving both sides at the same square footage. Mr. Acquaviva and Mr. Tuval could not commit to moving the lot line because they could not calculate the actual footage if the lot line was moved.

Mr. Barry questioned if any trees were being removed during construction of the dwellings. Maybe 4 – 8 trees possible and 2-4 larger trees on Oak Crescent Road were going to be removed. He also asked if they were going to replace the trees with any other new landscaping. No they had no intention to do so.

Mr. Tawfik Abukanan, Owner/Applicant of the property was sworn in to state that he would be willing to replace the removed trees after they determine the size of the lots and the lot line placement.

Mr. Touval continued his statement with positive criteria of this application stating that there is no negative substantial detriment to the neighborhood and surrounding neighbors if this application is approved. He stated that the applicant has met the burden of proofs and the benefits outweigh any detriments. He stated that the variances are minor in nature even with the changes requested tonight (lot line placement).

This portion of the meeting was opened to the Board Members for questions. Mayor Damiano asked where the leach field for the septic was going to be installed since this area has no sewer system and is run by septic? Along the eastern side yard on the existing home and in a similar area on the proposed new lot. It was stated by Board Chairman that maybe in the future, we can provide the area with sewer hookups. This statement was received favorably by members of the public and the Board. No other comments, we proceeded the meeting with Mr. Ahmed Emara, Architect for the applicant.

Mr. Emara shared his plans with the Board. He stated that the existing home is located on an angle set 60 ft. back, is a 2,900 sq. ft. home with 4 bedrooms, 4 baths, split level with a patio in back and a leach field recently installed on the easterly side of the property. There are no changes made to the exterior of the home, only internal renovations. The proposed new home on Lot 1.01 is set back at 43 ft. (as changed this evening) with a stone and stucco façade and vertical siding front and back. He stated that water sloping off the roof will be collected to the back of the house and some will be collected into a seepage pit.

At this time, many changes were requested by the Board and they are not sure of the septic area being located as proposed. They asked the applicant and attorney to come back to the Board at the next regular meeting on June 2, 2022 with new proposed plans indicating the changes and a solid septic plan. Mr. Acquaviva and the applicant agreed to carry

their proposed application to make changes requested by the Board. It was agreed that they carry their application without no further notice being needed. This meeting was not opened to the public as there were no solid plans for the public to comment upon at this time.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 8:40 P.M.