

**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
VIRTUAL MEETING WAS CONDUCTED
MINUTES OF REGULAR MEETING OF
July 1, 2021**

Members Present:	W. Kilpatrick (Chairman)	Also Present:	
	R. Greco (Vice Chairman)		Anthony Sgobba (Councilman)
	C. Gaita		Richard Briigliodoro, Esq.
	K. Barry		Thomas Lemanowicz (Engineer)
	L. Damiano		Valerie Laky (Board Secretary)
	M. Seber		
	D. Cataldo (1 st Alt.)		
	M. Pocius (4 th Alt.)		

Members Absent:	J. Strothers
	Mayor James Damiano
	R. Corage (2 nd Alt.)
	D. Damiano (3 rd Alt.)
	Ryan Conklin (Planner)

The “virtual” meeting of the Planning Board 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 bulletin board in the Municipal Building.

Council to Address the Board: Council stated that no members of the public came before them at their meeting with questions or statements.

Approval of Minutes: June 3, 2021 (regular meeting):

Mr. Gaita motioned, seconded by Mr. Barry to approve the minutes of the June 3, 2021 regular virtual meeting of the Board.

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

The Chairman declared the Minutes for June 3, 2021 Approved.

RESOLUTIONS:

1. Gregorio Polimeni – 22 Westend Ave. Block 74, Lot 21. Addition to an existing two-family home.

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

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

Nays: None

The Chairman declared the Resolution Approved.

2. Richard and Sandra Olivola – 232 Cedar Grove Road, Block 156, Lot 4. Variance relief to construct a fence.

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

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

Nays: None

The Chairman declared the Resolution Approved.

At this time, the Chairman stated that the application for Notch Road/Jackson Lane, LLC and the continuation for Martorano Enterprises, LLC will not be heard tonight because both applicants have requested that their matters be carried to the next regular meeting of the Board in August.

APPLICATIONS:

1. **Skender Gjevuka, SEAR HOUSE GRILL** – 1 Newark Pompton Turnpike, Block 51, Lot 7. Site Plan for a 607 Square open deck causing a parking deficiency.

The Planning Board, at their July 1, 2021 meeting, has determined that this applicant has adequate and appropriate jurisdiction as required.

Douglas M. Bern, Esq., attorney for the applicant came forward to state that the applicant is proposing preliminary and final site plan approval and “c” variance relief to approve the construction of an outdoor dining deck at Sear House Grill Restaurant together with the adjoining lot (at 1 Newark-Pompton Turnpike, Little Falls,) for providing parking.

Robert Costa, Engineer for the applicant, came forward to state that Mr. Skender Gjevukaj is the owner of the Sera House Grill as well as the adjourning business (the bagel shop). Mr. Costa stated that there is an existing easement agreement between these two properties which provides for ingress and egress for the two lots and that there is an “arrangement” for parking on the bagel lot. He further stated that 148 parking spaces are required under the Township Ordinance, but 69 spaces currently exist. He said that upon the approval of the outdoor dining deck, 66 spaces will be provided (thus reducing the amount by 3 spaces). He said that with this reduction of the 3 parking spaces, there will not be a negative impact to the site. He further stated that with the outdoor dining deck approval, the total number of seating (both at the restaurant and the bagel shop) will be 296 (230 seats currently exist). He said that the arrangement for shared parking between the restaurant and the bagel shop is appropriate and ample so that the two business can co-exist appropriately. He further stated that the “c” variances that are required for this application approval is: (i) side yard setback of 8.2 ft. (12 ft. is required); (ii) parking space size of 10 ft. x 19.5 ft. (10 ft. x 20 ft. is required); (iii) parking in the front yard which is existing (whereby parking in the

front yard is prohibited); and (iv) 66 parking spaces are proposed (148 parking spaces are required). He stated that the applicant has satisfied the positive criteria of the “c” variance relief and that it was met and supported by the Township 2013 Master Plan Re-Examination Report and that the benefits of granting this variance relief outweigh the detriments.

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

Douglas Bern, Esq. came forward to summarize that this application with its pre-existing variances is a positive application for outdoor dining and parking agreement with no negative impacts. He stated that the applicant will clean up any and all debris as mentioned by the Board Members.

Mr. Greco motioned, seconded by Mr. Gaita to approve the application as presented with (i) side yard setback of 8.2 ft.; (ii) parking space size of 10 ft. x 19.5 ft.; (iii) parking in the front yard; and (iv) 66 parking spaces, and subject to the applicant submitting a copy of the Easement Agreement to the Board Attorney and Board Engineer, and that the applicant clean up the debris area underneath the building, and complying with all of the terms and conditions set forth in the Board Engineer’s report.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Councilman Sgobba, Seber, Cataldo, Pocius, and Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution Approved.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 7:42 P.M.