

*Township of Little Falls
County of Passaic
New Jersey*

Tel: (973) 256-0170

Municipal Building
225 Main Street
Little Falls, New Jersey

**LITTLE FALLS PLANNING BOARD
MINUTES OF REGULAR MEETING OF**

February 6, 2014

Members Present: R. Grecco
C. Gaita
M. Fojut
J. Strothers
W. Kohlman
W. Kilpatrick (Vice Chairman)
W. Van Houten (Chairman)
L. Dearani (1st Alt.)
J. Reilly (3rd Alt.)
P. Heaney (4th Alt.)

Also Present: James Bryce, Esq.
D. Lindsay
V. Laky
J. Macones

Members Absent: E. Bennett (2nd Alt.)

The meeting was called to order at 7:30 p.m. by the Chairman stating at least 48 hours advance notice of this meeting was given to The Herald & News, placed on the bulletin board in the Municipal Building, and filed with the Township Clerk.

The Chairman stated that the Bekdas Realty application for 500 Main Street will not be heard tonight and will be carried to the next regular meeting of the Board in March.

James Fishbach – 181 Wilmore Road. Application for an in-ground swimming pool.

Mr. Fishbach came forward to state that he is proposing an in-ground swimming pool and stated that the neighbors were notified and sufficient notice was published. Mr. Edwin Argenziano came forward to state that he is the contractor. He stated that there is a limited amount of area from the house to the existing retaining wall. He said that the pool is a self-contained structure that will take any pressure off of the foundation of the house. The Board had concerns about the foundation of the home in its proximity and asked if the pool can be built smaller. The drawings that were given to the Board were found to be inaccurate (property maps with old topography). The drawing is showing the pool structure as 7 feet from

the dwelling (Code requires a minimum of 15 feet from principal structures) requiring a variance. The Board stated that this applicant must show a more accurate survey so that an educated figure for evidence of fencing, landscaping, drainage, screening, pool decking, etc. can be reviewed more clearly.

Therefore, Mr. Gaita motioned, seconded by Mr. Kilpatrick to adjourn this application to the next regular meeting of the Board, so that Mr. Fishbach can provide a current survey with the proper measurements for the Board's review.

Bromley Homes, L.L.C.: 21 Ridge Road. Minor Subdivision with Bulk /Area Variances.

John Vetere, Esq., attorney for the applicant came forward to state that the applicant is seeking a minor subdivision approval as to subdivide the existing lot into two (2) lots of conforming lot area, however, both lots will be deficient in lot width. He stated that the surrounding property owners have been properly noticed. He stated that the existing lot has a single family dwelling and a two car garage on it. He said that the house has been in disrepair for the last several years, and they are proposing to demolish the dwelling and the garage and create two repositioned homes on the site.

Larry Kramer, owner/principal of the premises came forward to testify the current condition of the premises. He stated that he plans on subdividing the lot and develop two single family homes with an open floor plan with a combined dining and living area. He stated that the current lot has a 125 ft width and the proposed lots would each have a width of 62.5 ft.

David Fantina, Engineer for the applicant came forward to state that the proposed two lots would result in two lots conforming in all respects except as to lot width. IN this regard, Mr. Fatina testified that while the required lot area pursuant to the zoning ordinance is 15,000 sq. ft., proposed Lot 17 would have a lot area of 19,821 sq. ft., and proposed Lot 17.01 would have a lot area of 20,819 sq. ft. He stated that the proposed width for the two lots is 62.5 ft. (100 ft. is required). He stated that each home will have a 2-car garage and a driveway that will accommodate four cars (alleviating off property parking impact). He also testified to the proposed retaining wall and swell to be utilized, and proposed additional plantings, making it better for screening of the neighboring properties. He stated that there is a slope downward to the rear of Lot 17 and that the proposed home would be 12 ft. above the neighboring grade with the use of a retaining wall, however the applicant would agree to an architectural treatment of the wall so to minimize the aesthetic impact.

Peter Steck, Planner for the applicant came forward to testify as to the lot pattern surrounding the lots and stated that the lot is very irregular. He stated that he has reviewed the 2013 Master Plan, which indicates the goal to protect the residential character of the neighborhoods within Little Falls. He stated that the proposed subdividing of the lot would be appropriate for this neighborhood and would be consistent with the development pattern.

Mr. Bendisi, Esq., attorney for the neighbors surrounding this site, came forward with questions of the Engineer, Planner and Owner/Principal of the proposed development. He questioned the comparisons between the two proposed lots to be developed, he raised the issues of the retaining wall, the landscaping, the benefits and detriments associated with the development of this site.

This portion of the meeting was opened to the public. Several members of the public came forward to pose their concerns. They felt that this lot should be maintained with a single family dwelling not two. There was concern about the size of the retaining wall being an eyesore. One member of the public came forward to state that in his opinion, he feels that the two dwelling proposed were appropriate to the market and would

be appropriate for the lots proposed. No others coming forward, this portion of the meeting was closed to the public.

Mr. Kilpatrick motioned, seconded by Mr. Fojut, to approve the application as presented. He stated that he takes into account the neighbors concerns with regard to this application, but believes that the benefits out weight the detriments. He therefore approves this application subject to our Engineer's report and subject to municipal and governmental authorizations as necessary in order to continue the development and ~~use~~ of the property. USC

Poll of the Board: Ayes: Grecco, Gaita, Kilpatrick, Fojut, Strothers, Kohlman, Van Houten
Nays: None

The Chairman declared the application APPROVED.

Old Business:

New Business:

Approval of the Minutes: for December 5, 2013.

Mr. Kilpatrick, motioned, seconded by Mr. Fojut to approve the Minutes of the December 5, 2013 meeting.

Poll of the Board: Ayes: Grecco, Gaita, Fojut, Strothers, Kohlman, Kilpatrick, Van Houten,
Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: None presented.

Resolutions:

Rivera:

Mr. Kilpatrick, motioned, seconded by Mr. Fojut to approve the Resolution of Hamlet Rivero.

Poll of the Board: Ayes: Grecco, Gaita, Fojut, Strothers, Kilpatrick
Nays: Kohlman, Van Houten

The Chairman declared the Rivera Resolution Approved.

Annual Report of Planning Board to the Mayor and Council of Little Falls:

Mr. Kilpatrick, motioned, seconded by Mr. Fojut to approve the Resolution of the Annual Report of the Planning Board to the Mayor and Council of Little Falls:

Poll of the Board: Ayes: Grecco, Gaita, Fojut, Strothers, Kilpatrick, Kohlman, Van Houten
Nays: None

The Chairman declared the Resolution Approved.

The meeting was adjourned at 10:00 P.M.