

**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
December 1, 2016**

Members Present:	R. Grecco	Also Present:	J. Bryce, Esq. (Board Attorney)
	M. Fojut		D. Lindsey (Board Engineer)
	J. Strothers		Mayor D. Conti
	W. Kohlman		V. Laky (Board Secretary)
	W. Kilpatrick (V. Chairman)		
	W. Van Houten (Chairman)		
	L. Dearani (1 st Alt.)		
	AJ Alvarez (2 nd Alt.)		
	R. Kostroski (4 th Alt.)		

Members Absent: Councilman Fontana
J. Janota
J. Macones
J. Reilly (3rd 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, filed with the Township Clerk, and posted on the Little Falls Township website.

The Chairman stated that attorney, John Chiaia, Esq., representing 730 Main, has requested that the matter be carried to the next regular meeting of the Board in January.

Jason and Cherylyn Baldanza – 19 Brookhill Place. Request for variance relief for an addition to the rear of the dwelling.

John Veteri, Esq. attorney for the applicant came forward to state that the applicant is proposing an addition to the rear of his existing 1 ½ story dwelling to the pre-existing easterly wall creating a setback of 4.58 ft. (12 ft is required) therefore a variance relief is being sought.

Cherylyn Baldanza, owner of the dwelling came forward to state that the home is currently a two- bedroom home where her children have to share a bedroom. Therefore, her family requires more living space. She stated that the proposed addition would give them additional basement storage pace, a master bedroom on the first floor and a small attic space on the second floor.

Daniel D' Agostino, Architect for the applicant came forward to state that he has reviewed the plans that the Board was provided and testified that the addition is going to be about 530 sq. ft. and located on the rear of the dwelling continuing the easterly wall line of the home. He also pointed out that there are pre-existing setbacks, one from the side yard (4.33 ft.), and a chimney (approx. 2.28 ft.). He stated that the easterly wall would be continued at the same setback at 4.58 ft. going 26 ft. 6 inch distance. He said that the only plan and layout for this addition is as it is presented to the Board. He also indicated that if this addition was placed on the opposite side of the dwelling, this would be unfunctional. In addition, he stated that if the proposed addition would be set back 12 ft. as to comply with the Ordinance, it would create a dead zone in the yard and have no functionality and be aesthetically displeasing.

This portion of the meeting was opened to the public for questions of the Architect.

Christopher Molinari of 21 Brookhill Place came forward to state that he is the owner adjacent on the easterly side of the applicant. He further stated that he objects to the proposed variance stating that he believes it will adversely affect his property value. He stated that his house is at a lower elevation and the addition would be too close to his property, impacting it visually and possibly creating a fire hazard because of the buildings being too close to each other. He was worried about drainage on his property as well.

Lauren Molinari (wife of Christopher Molinari) of 21 Brookhill Place also came forward to state that she believes that there is plenty of space available to the applicant to locate the addition in another manner. She stated that the proposed addition would create an ally way between the two homes causing an unsightly negative impact. She also presented the Board with photos of the two homes to which she will be looking out of her side windows at the proposed addition.

Ronald Krietzman came forward to state that he is in favor of the addition and though it would add value to the neighborhood and felt the proposed addition was consistent with the neighboring homes.

Suzanne Eckrote came forward to state that her opinion was that the addition would improve property values and should be passed.

Kimberly Graupe came forward to state that she was in favor of the proposed addition as it would assist in maintaining property values and would hate to lose the Baldanza's as neighbors.

Christoper Molinari further testified that setbacks are set to protect neighbors from encroaching on each other's properties and if the setbacks were at compliance, they would be in support of the addition.

Mr. Veteri came forward with a closing statement stating that the applicant does not want to change the character of the house. The addition would improve the neighborhood and works for the applicant giving them the necessary space needed for a growing family.

Mr. Kilpatrick motioned, seconded by Mr. Fojut to approve the application as presented. He stated that he applauds all the work of the attorney and architect in their preparation of this application, in addition to feeling bad about any impact it may create with the neighbors. Variance relief will permit a side yard setback of 4.58 ft. for 26 ft., 6 inches on the proposed wall expansion and allow a 1.93 ft. setback for the proposed window wells.

Poll of the Board: Ayes: Grecco, Fojut, Strothers, Kilpatrick, Dearani, Alvarez, Kostroski, Van Houten
Nays: Kohlman

The Chairman declared the application Approved.

Old Business:

New Business:

Approval of Minutes: for November 3, 2016.

Mr. Kilpatrick motioned, seconded by Mr. Kohlman to approve the Minutes of the November 3, 2016 meeting:

Poll of the Board: Ayes: Strothers, Kohlman, Kilpatrick, Alvarez, Kostrowski, Dearani, Van Houten,
Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Mr. Kilpatrick motioned, seconded by Mr. Dearani to approve the bills as presented.

Poll of the Board: Ayes: Grecco, Fojut, Strothers, Kohlman, Kilpatrick, Dearani, Alvarez, Kostrowski,
W. Van Houten,
Nays: None

The Chairman declared the bills Approved.

Resolutions: None

Adjournment