

**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
January 5, 2017**

| | | | |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Members Present: | W. Kilpatrick (Chairman) R. Grecco (V. Chairman) Carmen Gaita J. Strothers W. Kohlman L. Dearani Kevin Barry J. Reilly (3 rd Alt.) Rocco Corage (4 th Alt.) | Also Present: | Mayor Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Michael Cristaldi (Engineer) V. Laky (Board Secretary) Joe Macones |
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Members Absent: M. Fojut ((1st Alt.)
AJ Alvarez (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, filed with the Township Clerk, and posted on the Little Falls Township website.

166 Stevens Avenue – Informal presentation to the Board regarding multi-family homes.

The attorney for the applicant came forward to state that they are preparing to build low and moderate income homes on this property, which is an odd shaped lot size. He stated that the existing homes would be demolished. He stated that they are meeting all of the setback and depth requirements of the Town Ordinance. Bill Simone came forward to asked if the Maintenance and Shade Tree Commission has been informed and would like to inform them. He also requested that the fire department chief review the plans to see if it has enough space to turnaround with the fire trucks accessing the property. The attorney was asked about the façade, and what materials will be used. He indicated that it was too early to tell, but will keep in line with the rest of the neighborhood in that it will not be an eyesore.

Old Business: The Board is requesting that the council apprise them of any action taken with pending projects, i.e., driveways, floor area ratios, signs, wind and solar.

New Business: The Chairman requested that we be provided with a list of outstanding matters to discuss at the

next meeting. Mr. Macones will provide that list to the Board. Mr. Grecco requested that the size of the Site Plans be reduced to 11 x 17 for more convenience at the meetings. Also, the Chairman stated that before each applicant's presentation of their application, the variances, etc. should be outlined by the attorney before we hear from any professionals. This makes it easy for the Board to know what is entailed in the application.

Approval of Minutes: for December 1, 2016.

Mr. Grecco motioned, seconded by Mr. Dearani to approve the Minutes of the December 1, 2016 meeting:

Poll of the Board: Ayes: Grecco, Strothers, Kohlman, Kilpatrick, Dearani

Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: None were presented.

Resolutions: Baldanza

Mr. Grecco motioned, seconded by Mr. Dearani to approve the Resolution with one change on page 5 as stated.

Poll of the Board: Ayes: Grecco, Strothers, Kilpatrick, Dearani

Nays: None

The Chairman declared the Resolution Approved.

Adjournment