

**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
April 5, 2018**

Members Present:	W. Kilpatrick (Chairman) R. Greco (V. Chairman) C. Gaita J. Strothers K. Barry A. Kahwaty L. Damiano Rocco Corage (2 nd Alt.) M. Pocius (4 th Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Valerie Laky (Board Secretary)
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Members Absent: J. Reilly (1st Alt.)
D. Damiano (3rd Alt.)
Michael Cristaldi (Engineer)

The 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, placed on the bulletin board in the Municipal Building, filed with the Township Clerk, and posted on the Little Falls Township website.

Council to Address the Board: Councilman Sgobba stated that there were no resident concerns to report at this time to the Board.

Approval of Minutes: for March 1, 2018.

Mr. Greco motioned, seconded by Mr. Gaita to approve the minutes of the Board for March 1, 2018.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Barry, Kahwaty, Mayor Damiano, Councilman Sgobba, Corage, Pocius, Chairman Kilpatrick
Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. **Kathleen Flannagan** – 34-38 Warren Street, Little Falls, NJ. Major subdivision with variances (creating three new lots out of one existing lot).

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

Poll of the Board: Ayes: Chairman Kilpatrick, Greco, Gaita, Strothers, Barry, Kahwaty, Mayor Damiano, Councilman Sgobba

The Chairman declared the Resolution Approved.

2. **JJF Realty** (Joseph Farnese) – 101 Newark Pompton Turnpike, Little Falls. Seeking parking variance (currently 71 spaces, requesting variance for 24 spaces).

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

Poll of the Board: Ayes: Chairman Kilpatrick, Greco, Gaita, Strothers, Kahwaty, Mayor Damiano,
Councilman Sgobba, Corage, Pocius

The Chairman declared the Resolution Approved.

3. **Zoning Ordinance No. 1308** – Chapter 280, Article XXII - installation of fences.

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

Poll of the Board: Ayes: Chairman Kilpatrick, Greco, Gaita, Strothers, Barry, Kahwaty, L. Damiano,
Mayor Damiano, Councilman Sgobba

The Chairman declared the Resolution Approved.

4. **Zoning Ordinance No. 1309** – Chapter 280, Article XXI, Section 280-168 fence permit (fees).

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

Poll of the Board: Ayes: Chairman Kilpatrick, Greco, Gaita, Strothers, Barry, Kahwaty, L. Damiano,
Mayor Damiano, Councilman Sgobba

The Chairman declared the Resolution Approved.

5. **2017 Year-End Report** – re: variance applications.

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

Poll of the Board: Ayes: Chairman Kilpatrick, Greco, Gaita, Strothers, Barry, Kahwaty, L. Damiano,
Corage, Pocius

The Chairman declared the 2017 Year-End Report Approved.

APPLICATIONS:

1. **Master Plan Consistency Determination for Zoning Ordinance No. 1308:** regarding Chapter 280, Article XXII Fences. Planning Board to establish consistency with the 2002 Master Plan and 2013 Re-Examination Report of the Master Plan regarding the installation of fences, which, constructed after March 31, 2018 shall comply with all provisions of this Chapter.
2. **Master Plan Consistency Determination for Zoning Ordinance No. 1309:** regarding the amending and supplementing the zoning provisions of the Township Code to include Chapter 280, Article XXI Fences Section 280-168 Fence Permit – Chapter 71 – Fees.

Mr. Greco asked if our Board professionals have reviewed these ordinances as well, and if so, are they in compliance with the Township Master Plan? Board Attorney, Briigliodoro said that he has reviewed these Ordinances and that they are in compliance with the Township Master Plan. He further stated to the Board that they are county appropriate and are implemented for better development regulations, and his recommendation is that the Board finds these Ordinances consistent with the Master Plan.

3. 2017 Year-End Report on Variance Applications. Board attorney, Mr. Briigliodoro has prepared this year-end report for the Board and Council to review its decisions on applications and appeals for variances and to adopt by Resolution a report on its findings for zoning ordinance amendment or revisions if needed.

OLD BUSINESS: None

NEW BUSINESS:

Approval of the Bills: As presented.

Mr. Barry moved, seconded by Mr. Gaita to pay the bills as presented.

Poll of the Board: Ayes: Chairman Kilpatrick, Greco, Gaita, Strothers, Barry, Kahwaty, L. Damiano,
Corage, Pocius

Nays: None

The Chairman declared the bills to be APPROVED and paid.

Adjournment