

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
July 5, 2018**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano
R. Greco (V. Chairman) Anthony Sgobba (Councilman)
C. Gaita Richard Brigliadoro, Esq.
J. Strothers Paul Przybylinski
K. Barry Valerie Laky (Board Secretary)
A. Kahwaty
L. Damiano
R. Corage (2nd Alt.)
D. Damiano (3rd Alt.)
M. Pocius (4th Alt.)

Members Absent: J. Reilly (1st 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:

Approval of Minutes: for June 7, 2018.

Mr. Greco motioned, seconded by Mrs. Strothers to approve the minutes of the Board for June 7, 2018.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Barry, Kahwaty, L. Damiano, Mayor Damiano, Councilman Sgobba, Corage, and Pocius

Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. Little Falls Board of Education (School #2) parking lot
2. Danza Group of Little Falls – Pizza 23 NJ, Inc.

APPLICATIONS:

1. **Singac Industrial Zone Redevelopment Plan** – referred by Council for Planning Board to review a proposed redevelopment plan for the Singac Industrial Zone with certain actions pursuant to

N.J.S.A.40A:12A-7(e).

Township Planner, Jeff Janota, came before the Board and presented the Board with an overview of the municipal and local renderings of the redevelopment area, and asks the Board to review and make recommendations, and upon those recommendations will present it to the council for a plan to adopt an Ordinance. The Board will then prepare a Resolution and vote upon that Resolution. He spoke about the transit village, which will encourage people to walk about the Township and to utilize a walking path.

This portion of the meeting was closed to the redevelopment plan. The Board had a discussion and rendered their opinions to same. Mr. Janota will take those comments and will return to the Board for voting at a later date.

- 2. Kenneth and Deborah Durocher** – 42 Sindle Avenue – variance for encroachment into side yard set-back for installation of generator, air conditioner condensers, and staircase (10 ft. required- 4 ft. proposed).

Due to this application being a C-Variance, Mayor Damiano and Councilman Sgobba are recused. Derek Damiano also recused himself from this application due to a conflict of interest.

John Veteri, Esq., attorney for the applicant came forward to state that the applicants are requesting a “C” variance for relief for a side yard setback encroachment with regard to the subject property located in a R-1B zone. They are requesting a side yard setback variance to put a generator, three (3) air-conditioning condensing units, and a stairway into the setback (whereas they are not permitted to be located within the side yard setback).

Kenneth Durocher, applicant came forward to state that the staircase will be an open staircase and is allowed to be in the side yard setback. However, it is not permitted any closer than 6 ft. to the property line (he is requesting it to be 5ft. 11 inches, and therefore will need a 1 inch variance). He also stated that with regard to the generator and the three (3) air-conditioning condenser units that there is a deck on the back of the house and locating them behind the deck would bring them closer to the rear property line. He also said that a 4 ft. fence will enclose the area and will shield the generator and air-conditioning condensers, blocking the public view. He stated that the side yard in question faces a private driveway that accesses a commercial use and will not have any impact on the residential side yards. He further stated that he cannot see any detriment to the neighborhood and approval of this application will not impair the intent and purpose of the Zoning Ordinance.

This portion of the meeting was open to the public. No one coming forward, this portion of the meeting was closed.

Mr. Greco, motioned, seconded by Ms. Strothers to approve the application with the encroachment into the side yard setback as presented.

Poll of the Board: Ayes: Greco, Kahwaty Gaita, Strothers, Barry, Corage, L. Damiano, Pocius, and Kilpatrick
Nays: None.

The Chairman declared this application Approved.

- 3. Michael & Catherine Malinowski with Development Partner DeMattheis Real Estate, LLC** – continuation: (Block 58, Lots 19 & 20), and property located at Muller Place Rear (Block 58, Lots 16, 17, & 18); and a portion of vacated Signac Place. Proposed 4-story multifamily dwelling, 39 condo/apartment units, with variance requests for use, side yard, building coverage, building height, and parking.

John Veteri, Esq., attorney for the applicant came forward to state that this is a continuation of the public hearing held on June 7, 2018 and July 5, 2018.

Steve DeMattheis, of DeMattheis Real Estate, came forward on behalf of the applicant and provided the Board with his real estate developer's background and testified to the upgrades and high-end amenities to be used in this project. He said bay windows will be installed giving a warm environment.

This portion of the meeting was opened up to the public of Mr. DeMattheis. No one coming forward, it was closed to the public.

Christiano Pereira, Architect for the applicant came forward to stated that they have made application as to height, number of stories, use, site plan approval and "C" or bulk variance relief for the property located at 20 and 22 Muller Place. He said that they have amended the plan reducing the number of units to 39 from 43 (2 one-bedroom units, 35 two-bedroom units and 2 three-bedroom units). He said they are providing a community room of 750 sq. ft. They have also stepped back the third and fourth floor levels so that the appearance of the building only seems like a 2 ½ story building. He also stated that a state of the art fire system and an alarm will be installed. Garage doors will close after 15 seconds automatically when a vehicle exists the garage. Several Exhibits were introduced showing the revised elevations, tax map area, and aerial of the neighborhood.

This portion of the meeting was opened up to the public of Mr. Pereira. No one coming forward, it was closed to the public.

George Gloed, Engineer for the applicant came before the Board to address the storm water management. He said that the applicant is creating two (2) detentions on the site in two (2) different areas. He said two-thirds of the front of the building including the roof, will discharge into one location and the remainder of the building will discharge into a second detention area on the site. He also testified that the sanitary and storm water systems have sufficient capacity to service this project.

This portion of the meeting was opened up to the public of Mr. Gloed. No one coming forward, it was closed to the public.

Peter Steck, Planner for the applicant came forward to state that he has reviewed the Master Plan in accordance with this residential project and found that this project would meet the needs of the residents as it provides for different types of housing to accommodate them and is very suitable in helping the commercial business in the surrounding neighborhood. He addressed the height issue of the building and by stepping back the levels, it diminishes the impact on the adjoining properties and sees no negative impact with the approval of this application.

Mr. Gaita, motioned seconded by Mr. Greco to approve this application as presented with granting the use variance to construct a multi-family residential building with 39 units, variance relief for height requirement (45ft proposed, 35ft. required), number of stories (4 stories proposed, 2 ½ required), variance for side yard setback (5ft proposed, 12ft. required), variance for building coverage (69.5% proposed , 40% required), a variance for no off-street loading space (1 off-street loading space is required), and 66 parking spaces are proposed (78 spaces are required).

Poll of the Board: Ayes: Greco, Gaita, Strothers, Barry, Kahwaty, L. Damiano, Corage, Pocius, and Kilpatrick.
 Nays: None

The Chairman declared the application Approved.

OLD BUSINESS: None

NEW BUSINESS: None

Approval of the Bills: None presented.

Adjournment