# 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 October 4, 2018

Members Present:	W. Kilpatrick (Chairman) R. Greco (V. Chairman) C. Gaita K. Barry A. Kahwaty L. Damiano R. Corage (2 <sup>nd</sup> Alt.) D. Damiano (3 <sup>rd</sup> Alt.) M. Pocius (4 <sup>th</sup> Alt.)	Also Present:	Glenn Kienz, Esq. (for Atty. Brigliadoro) Woodney Christophe (now Bd. Engineer) Valerie Laky (Board Secretary)
Members Absent:	J. Strothers Mayor James Damiano Anthony Sgobba (Councilman) J. Reilly (1 <sup>st</sup> Alt.)		

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**: No residents coming forward with any concerns for the Planning Board.

Approval of Minutes: September 6, 2018.

Mr. Gaita motioned, seconded by Mr. Greco to approve the minutes of the Board for September 6, 2018. Poll of the Board: Ayes: Greco, Gaita, Barry, Kahwaty, L. Damiano, Pocius, Kilpatrick Nays: None The Chairman declared the Minutes Approved.

#### **RESOLUTIONS:**

## 1. Lauren Lightner

Mr. Greco motioned, seconded by Mr. Kahwaty to approve the Resolution for Lightner as presented. Poll of the Board: Ayes: Greco, Gaita, Barry, Kahwaty, Pocius, Kilpatrick Nays: None

The Chairman declared the Resolution Approved.

## APPLICATIONS: At this time, Mr. Gaita recuses himself from this application due to a conflict.

1. <u>Noelia Amez</u> – 76 Van Pelt Place. Single family residence in an R-1C zone. Front yard setback variance is needed and any other deemed necessary by the Board.

Noelia Amez, homeowner, came before the Board to state that she has notified the 200 ft. surrounding neighbors, bought with her a copy of the survey, and that taxes are paid to date on the premises.

Ms. Amez stated that her family lives in the dwelling and that she and her boyfriend plan to occupy the downstairs area of the dwelling. They are planning to make repairs to the front of the dwelling with steps, covered landing, and a covering over the downstairs doorway. She says that they are requesting a 2.4 ft. front yard setback (where 8.97 ft. is pre-existing), a side yard setback of 5 ft. (where 6 ft. is required). She also stated that the heating and cooling system is located on the first floor where she will be occupying. The Board questioned the drawing of the pillars with the roof on the right side of the dwelling over the door on the first level. The Board also stated that the drawings were missing the chimney and asked where the exhaust vents were located. The Board asked Noelia if she had an architect and she answered, yes. The Board then stated that the professional should be present at this meeting so that they can ask questions of him/her. The applicant then asked for a continuation of this application to the next meeting of the Board.

Mr. Greco motioned, seconded by Mr. Corage to carry this application to the next regular meeting of the Board so that the applicant can have her architect available for questions of the Board.

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

The Chairman declared this application carried to the next regular meeting of the Board.

<u>**OLD BUSINESS</u>**: John Veteri, Esq., attorney for the applicant <u>**Ahmad Mirghahari**</u> – 30 Newark Pompton Turnpike (To construct a commercial building- Subway). Mr. Veteri stated that this application that was filed on November 15, 2015 and heard in December 2015 will be coming back to the Board. He stated that because of DEP issues, the applicant had to stop all construction. He asked the Board that because this matter will be back, does the Board want to treat it as a revised application and have it as a continuation of the old application, or does the Board want to treat it going forward as a new revised application.</u>

Mr. Greco motioned, seconded by Mr. Kahwaty to begin this application as a continuation, as not to fault the applicant to delay any longer, but to start the application from the beginning.

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

The Chairman declared this application carried to the next regular meeting of the Board.

### NEW BUSINESS: None

**Approval of the Bills**: none presented.

### <u>Adjournment</u>