

*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  
November 1, 2018**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano  
R. Greco (V. Chairman) Anthony Sgobba (Councilman)  
C. Gaita (@ 7:40) Woodney Christophe (now Bd. Engineer)  
J. Strothers Valerie Laky (Board Secretary)  
K. Barry Richard Brigliadoro, Esq.  
A. Kahwaty  
L. Damiano  
R. Corage (2<sup>nd</sup> Alt.)

Members Absent: J. Reilly (1<sup>st</sup> Alt.)  
D. Damiano (3<sup>rd</sup> Alt.)  
M. Pocius (4<sup>th</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:** October 4, 2018.

Mr. Greco motioned, seconded by Mr. Barry to approve the minutes of the Board for October 4, 2018.

Poll of the Board: Ayes: Greco, Barry, Kahwaty, L. Damiano, Corage, Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

**RESOLUTIONS:**

None.

***At this time, Mayor Damiano and Councilman Sgobba recused themselves from this application.***

**APPLICATIONS:**

1. **Noelia Amez** – 76 Van Pelt Place. Continuation. Block 35, Lot 7. Single family residence in an R-1C zone.

The applicant is seeking a “c” variance relief to construct a front stairway and entry porch to an existing single-family dwelling located in the R-1 C zone.

Noelia Amez, homeowner/applicant and Jose Diaz, an architect, who did not prepare the survey, but is familiar with the survey, came before the Board to state that the property has a lot width of 50 x 100 ft. Ms. Amez stated that the basement has a laundry area, a bathroom and additional extra space, the first floor has a living room, kitchen, dining room and bathroom and the upper floor has two bedrooms and a bathroom. She also stated that the dwelling would remain a one family unit and that they are not proposing separate dwelling units with this application. Mr. Diaz stated that the bathroom in the basement can be removed, and that no kitchen is proposed which will make it a two-family house. Mr. DiMaria asked Mr. Diaz at this time are you proposing to put in central air-conditioning? Mr. Diaz answered yes and that the unit (condenser) will be located in back of the dwelling outside. Mr. DiMaria requested that there be language in the Resolution, if approved, that the basement be restricted as another apartment and that the Deed should have the Resolution attached to it so that the house cannot be marketed as a two-family dwelling.

This portion of the meeting was opened to the public of questions for the applicant and architect. No one coming forward, this portion of the meeting was closed to the public.

Mr. Greco motioned, seconded by Ms. Strothers to approve this application to construct a front stairway and entry porch increasing the existing non-conforming encroachment into the front yard setback (2.5 ft. is proposed), in addition to the side yard setback where 5 ft is proposed, with the Resolution attached to the Deed indicating that this dwelling is a one-family dwelling only, and that it be stipulated in the Resolution that it cannot be sold or marketed as a two-family dwelling.

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

The Chairman declared this application APPROVED.

*At this time, Mayor Damiano returns to participate in this application. Mr. Sgobba has another commitment and will not be participating.*

- 2. Ahmad Mirghahari and Ziba Vasili** – Application to develop a retail center at 30 & 38 Newark Pompton Turnpike, and a portion of the Former Singac Place. Block 58, Lots 4, 5, 6, 7, 8, 9, 10, & 11. Property is in a B-1 Zone. Requesting variances for side yard setback of 5.1ft. on the north side, rear yard setback of 5 ft., number of parking spaces and parking stall size.

John Veteri, Esq. attorney for the applicant came forward to state that the applicant is proposing a retail center on Newark Pompton Turnpike and a portion on Muller Place. He stated that at the last meeting of the Board, the Board asked why not have 6 retail stores instead of 7? The new plan now shows 6 retail stores with a second floor and no basement. Several Exhibits were introduced to the Board showing photo’s of retail stores in Ho-Ho- Kus, which are similar to the one proposed here.

Al Karegi, Architect for the applicant came forward to state that the applicant is proposing 6 retail stores and a second floor for offices. He stated that store #1 will contain a higher ceiling than the rest of the stores. He also stated that the stairway behind the big store will be a ramp because the elevation changes.

This portion of the meeting was opened to the architect. No one coming forward this portion of the meeting was closed to the public.

David Fantina, Engineer for the applicant stated that they have met each of the four (4) points of recommendation of the Little Falls Fire Department letter of October 31, 2018. Also, Police Chief's letter of October 25, 2018 recommends that a no left turn out from the parking lot be adhered to, along with low growing shrubbery at that location. The Shade and Tree Commission requests that some trees be planted on the site. Woodney Christophe, Engineer for the Planning Board stated in his October 31, 2018 letter that he recommended a traffic study be made to this location. Upon further discussion, the Board decided that a traffic study was recommended and they want that study to be conducted. He also stated that 32 parking spaces were proposed instead of 38 as the original application stated.

This portion of the meeting was opened to the Engineer. He was asked if there was plans for snow removal for the property? He stated that it will be pushed off to the side and if needed, removed off premises (which can be put into the Resolution if approved). He was also asked if security cameras are being used. He replied yes. Mr. Phil Simone came forward to state that the refuse container may not be large enough for this proposed site. Will it be private removal or township? He also said that he agrees with most of the report by Mr. Fantina and he requests that sidewalks be proposed all the way down to tie in with the town. No others coming forward, this portion of the meeting was closed to the public.

Mr. Veteri stated that a planner was not needed because there is no use variance being requested. Mr. Gaita suggested that they move the trash container on the premises to the rear of the premises.

The Board stated that this application is to be carried to the next regular meeting of the Board so that a traffic study, as requested by the Board's Engineer be done and reviewed by the Board at the next meeting.

**OLD BUSINESS:** none

**NEW BUSINESS:** None

**Approval of the Bills:** approved with a question regarding the Affidavit of Publication charge.

**Adjournment**