

*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  
February 7, 2019**

Members Present:	W. Kilpatrick (Chairman)	Also Present:	Mayor James Damiano
	R. Greco (V. Chairman)		Anthony Sgobba (Councilman)
	C. Gaita		Richard Briigliodoro, Esq.
	J. Strothers		Michael Cristaldi (Engineer)
	L. Damiano		Valerie Laky (Board Secretary)
	D. Cataldo (1 <sup>st</sup> Alt.)		John Clemente (Engineer -2/21/19)
	R. Corage (2 <sup>nd</sup> Alt.)		
	M. Pocius (4 <sup>th</sup> Alt.)		
	M. Seber (5 <sup>th</sup> Alt.)		
Members Absent:	K. Barry		
	D. Damiano (3 <sup>rd</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:** January 3, 2019 (Regular Meeting and Re-Organization Meeting)

Mr. Greco motioned, seconded by Mr. Gaita to approve the minutes of the Board for January 3, 2019.

Poll of the Board: Ayes: Greco, Gaita, Strothers, L. Damiano, Mayor Damiano, Councilman Sgobba, Cataldo, Corage, Pocius, Seber, Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

**RESOLUTIONS:**

1. Wilberton, David & Brenda (16 & 18 Francisco Ave)

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

Poll of the Board: Ayes: Greco, Strothers, L. Damiano, Mayor Damiano, Councilman Sgobba, Corage, Kilpatrick

Nays: None

The Chairman declared the Resolution Approved.

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

**APPLICATIONS:**

**Rasha Basuf and Nazir Alwazzour** – 45 Wilmore Road (Block 121, Lots 11 and 12). “C” variance relief to permit the construction of an addition to single family home requiring bulk variances and floor area variance relief.

John Veteri, Jr., Esq., attorney for the applicants came forward to state that the applicants are seeking floor area ratio variance and “c” variance relief to permit an addition on a single-family dwelling. He stated that the applicants just bought the property about 2 months ago and the premises is in disrepair, small and outdated. He also said that the applicants want to move the front entrance to Third Avenue.

Nassir Almkhtar, Architect, stated that he prepared the plans and provided an overview of the interior of the dwelling. He stated that they want to make it a colonial style home with a detached garage, and the first floor will consist of the living room, dining room, kitchen and powder room with a door to the garage. The second floor will contain 5 bedrooms (4 for the children and 1 master bedroom). Also, the second floor will have 2 bathrooms and a laundry room. He said that he has reviewed the report of the Board’s engineer as well as Philip Simone’s report and stated that the applicant will comply with the items contained in both reports. He said that there are pre-existing non-conformities such as: Minimum lot area 6,571 sq. ft. is existing (9,000 sq. ft. is required), and minimum lot width 50 sq. ft. is existing (75 sq. ft. is required). The following “C” variances are also required: minimum front yard setback 7.69 sq. ft. is existing and proposed, and 5.76 sq. ft. is proposed (25 sq. ft. is required); minimum side yard setback 8.74 sq. ft. is existing and proposed (10 sq. ft. is required); and minimum corner yard lot setback 11.28 sq. ft. is existing and proposed (20 sq. ft. is required). He further stated that the applicants will eliminate the detached garage and provide for an attached two-car garage with access on Third Avenue.

This portion of the meeting was opened to the public of questions of Mr. Almkhtar. No one coming forward, this portion of the meeting was closed to the public.

Mr. Veteri stated that this application is a good addition for the home and works well on the lot. He states that there are no negative impacts and there are improvements to the drainage on the site.

Mr. Greco motioned, seconded by Ms. Strothers to approve this application as presented with variances for front yard setback of 5.76 ft., side yard setback of 8.74 ft., corner yard setback of 11.28 ft., area floor ratio of 53% and with the existing variance already there, and subject to comply with the report of Philip Simmone and the Board’s Engineer report.

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

The Chairman declared this application APPROVED.

***At this time Mayor Damiano and Councilman Sgobba re-join the meeting.***

**Little Falls Redevelopers Urban Renewal LLC** – Tax Map #3, Block 77 Lots 3, 4, 5, 6, 6.02, 6.03, 7, 8, 8.01, 9, 17, 18, 20, 20.01. Singac Redevelopment Plan. Preliminary and Final Site Plan approval. A multi-family minor subdivision to create proposed lots 3.01 and 3.02. A 185 multi-family residential apartment building with a parking garage and site improvements for lot 3.01, and 102 unit townhome development along with parking and other site improvements for lot 3.02.

