

*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
March 7, 2019**

Members Present: W. Kilpatrick (Chairman) Also Present: Richard Brigliadoro, Esq.
R. Greco (V. Chairman) Michael Cristaldi (Engineer)
C. Gaita Valerie Laky (Board Secretary)
J. Strothers
K. Barry
M. Seber
D. Cataldo (1st Alt.)
R. Corage (2nd Alt.)
M. Pocius (4th Alt.)

Members Absent: L. Damiano
D. Damiano (3rd Alt.)
Mayor James Damiano
Anthony Sgobba (Councilman)

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: February 7, 2019

Mr. Greco motioned, seconded by Mr. Gaita to approve the minutes of the Board for February 7, 2019.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Seber, Cataldo, Corage, Pocius, Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. Rasha Basuf & Nazir Alwazzour

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

Poll of the Board: Ayes: Greco, Gaita, Strothers, Cataldo, Corage, Pocus, Seber, Kilpatrick

Nays: None

The Chairman declared the Resolution Approved.

APPLICATIONS:

Township of Little Falls - Hemlock Road Improvements – 155 Long Hill Road – Block 178, Lot 2

Joseph M. Wenzel, Esq. attorney for the applicant came forward to state that Sacred Heart Armenian Catholic Church of Paterson is seeking minor subdivision approval to be filed by the Township of Little Falls regarding a portion of property as Block 78, Lot 2. He stated that an unimproved roadway exists on this property known as Hemlock Road.

Charles Cuccia, Township Administrator for the Township of Little Falls, came before the Board to state that the unimproved roadway known as Hemlock Road is a private road (although the Township has maintained this road, which included plowing) and that the Township received complaints that the road was in disrepair including pot holes. He is asking that a minor subdivision be done and that the church convey to the Township (approximately 16,870 sq. ft. (35 ft. wide) in order that the Township can enable and maintain roadway improvements for public use.

The Board was in receipt of a letter, dated January 4, 2019 from the Chief of Police recommending that upon the Board’s approval and the improvement of Hemlock Road, that it be designated as a “One-Way Street” going northbound. The Board noted that it does not have jurisdiction to designate the road in a one-way direction, but rather the Mayor would have that jurisdiction if they so chose to adopt an Ordinance limiting one-way traffic in a northerly direction.

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

Mr. Greco motioned, seconded by Mr. Gaita to approve this application for a minor subdivision subject to Deed memorializing, compliance with the Board’s Attorney review and Engineer review report, Township Tax accessor assigning appropriate lot numbers, and upon Passaic County Planning Board approval.

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

The Chairman declared this application APPROVED.

High View Homes, LLC – 133 & 135 Stevens Ave. – proposed 24-unit luxury residential development.

John Veteri, Esq., attorney for the applicant came forward to state that they are proposing to construct a 24-unit luxury residential development. He stated that the proposed use fits into the site and area.

Dan D’Agostino, architect for the applicant came forward with several renderings to show the Board the proposed development. He said that the height proposed is 32.2 ft. (35 is the requirement). Based upon the average of their calculations, the 32.2ft. height is approved by the Board’s Engineer and Attorney. He said that they would allow for affordable housing by converting several of the units. An elevator is proposed at the rear of the building.

At this time, the meeting was opened to the public for questions of Mr. D’Agostino. Several members of the public came forward to question the height of the building. They stated that the units will be too high as they will be overlooking their yards and have no privacy. No others coming forward, the meeting was then closed to the public.

Joe Hanrahan, Engineer for the applicant came forward to provide several more renderings of the proposed development. He introduced a zoning chart showing the board all the variances needed for the project. He

stated that the applicant will be providing trees and shrubbery, new sidewalks, and curbing. He stated that the project is not required for storm water management, but is required to install an underground detention system, and one (1) sign on the front left-hand corner is proposed.

This portion of the meeting was opened to the public of Mr. Hanrahan. Several members came forward with their concerns and the meeting was then closed to the public.

Chuck Oliveo, Planning and Traffic Engineer came forward to state that he has performed a traffic study of this site and explained to the Board that the proposed development would not hinder the traffic and the traffic and parking on this site is all adequately designed for ease of flow of ingress and egress of the site.

This portion of the meeting was opened to the public of Mr. Oliveo. Several members came forward with their concerns and the meeting was then closed to the public.

Because the meeting was running late and overtime, it was agreed that this application will be carried to the next regular meeting of the Board in April.

OLD BUSINESS: none

NEW BUSINESS: None

Approval of the Bills: None

Adjournment