

*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 3, 2019**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano  
C. Gaita Anthony Sgobba (Councilman)  
J. Strothers Richard Brigliadoro, Esq.  
K. Barry Thomas Lemanowicz (Engineer)  
L. Damiano Valerie Laky (Board Secretary)  
M. Seber  
D. Cataldo (1<sup>st</sup> Alt.)  
M. Pocius (4<sup>th</sup> Alt.)

Members Absent: R. Greco (V. Chairman)  
R. Corage (2<sup>nd</sup> Alt.)  
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.

The Cub Scouts Pack #14 were in attendance at the meeting and lead the meeting with the flag salute and pledge of allegiance.

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

**Approval of Minutes:** July 11, 2019

Mr. Gaita motioned, seconded by Mr. Barry to approve the minutes of the Board for July 11, 2019.

Poll of the Board: Ayes: Gaita, Barry, L. Damiano, Councilman Sgobba, Seber, Cataldo, Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

**RESOLUTIONS:**

- 1. Tedesco, Melissa**
- 2. Sacred Heart (155 Long Hill Rd.) (Hemlock Road)**

**APPLICATIONS:**

**1. Sacred Heart Armenian Catholic Church (Hemlock Road) – Block 178, Lot 2. Extension request to perfect minor subdivision.**

Board Attorney, Richard Briigliodoro spoke with Mr. Joseph Wenzel, Esq., attorney for the Township of Little Falls, who stated that the applicant is seeking an extension of a minor subdivision approval which was previously granted by the Planning Board on March 7, 2019, and was memorialized on April 4, 2019. The approval was for the conveyance of 16,870 sq. ft. from the Church to the Township to enable the Township to make roadway improvements on Hemlock Road for public use. He stated that the applicant has now obtained conditional approval from the Passaic County Planning Board and the transfer of the property will not be finalized until late October, 2019. Therefore, the applicant is seeking an extension of time for an additional 90 days from October 11, 2019 (the original 190 days would be expired on January 9, 2020).

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

Ms. Strothers, seconded by L. Damiano, to approve the applicant's request for an extension of an additional 90 days.

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

The Chairman declared the application Approved.

At this time, Attorney Briigliodoro stated that he took the liberty of preparing the Resolution for this applicant for the Board's review and voting at tonight's meeting.

Mr. Barry, seconded by Mr. Gaita, to approve the Resolution as prepared by the Board Attorney and to grant its memorialization of same:

Poll of the Board: Gaita, Strothers, Barry, L. Damiano, Seber, Cataldo, Pocius, Kilpatrick  
Nays: None

The Chairman declared the Resolution Approved.

**2. Bob Ciasulli Pontiac, Inc. d/b/a Toyota Universe – 1485 Route 46 East, Little Falls (Block 200, Lots 3 and 4). Seeking relief from condition #7 of the resolution adopted by the Board on January 3, 2019.**

Eugene Liss, Esq. attorney for the applicant came before the Board to state that this applicant was before the Board for a preliminary and final site plan approval for site improvements, and a "c" variance relief to permit the alteration of the front entrance by constructing an entrance portal and placing three new signs on the property (which were required by the manufacturer). Condition #7 of the Resolution stated that the applicant will locate the sewer lines and provide an easement to the Township. Mr. Liss stated that a portion of the property which a Mobil gas station once existed on, is now redesigned, and a ramp was put in its place. The applicant utilizes part of that area where the Mobil station is, but the landlord will not respond to any inquires or requests to provide an easement to the Township. Therefore, the applicant is

requesting relief of the responsibility of obtaining an agreement from the landlord to permit an easement to the Township to repair the sewer line in the event it is damaged or needs repair.

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

Mr. Gaita, seconded by Mr. Sgobba to approve the request of the applicant to relieve the applicant on providing an easement to the Township.

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

Nays: None.

The Chairman declared the application Approved.

**3. Oakwood Estates at Great Notch, LLC** - 36 and 40 Woods Road (Block 237, Lots 31, 34.02 and 61). Preliminary and Final Subdivision approval with ancillary "c" or bulk variance relief for the construction of three (3) new single-family dwellings.

John Veteri, Jr., Esq., attorney for the applicant, came before the Board to state that the applicant is requesting preliminary and final subdivision approval with ancillary "c" or bulk variance relief for property located at 36 and 40 Wood Road (block 237, Lots 31, 34.02 and 61). Mr. Veteri stated that the applicant is requiring ancillary "c" variance with respect to minimum lot area, minimum lot width and side yard setback for each of the 3 proposed lots. He further stated that the applicant complies with the floor area ratio and the height requirements under the Little Falls Ordinance for all of the proposed dwellings. He stated that the lots will conform with the surrounding existing developments in the area and will be similar to the Mountain Top at Great Notch Development. He stated that the existing dwelling on 36 Woods Road was in great disrepair and had been vacant for approx. 7 years. This home was subsequently acquired at a Sheriff's sale. The existing dwelling at 40 Wood Road was also in disrepair. On these two lots combined, the applicant wants to construct three (3) single-family dwellings. Also, the applicant intends to re-configure these 3 new dwellings, and with the landlocked piece of property in the rear of 36 Woods Road and 40 Woods Road, reconfigure them to have frontage along Woods Road.

Frederick Meola, Professional Engineer, Surveyor and Planner for the applicant came forward to state that the proposed lots will be: Lot 31.02 will have 10,717 sq. ft., Lot 31.03 will have a lot area of 10,563 sq. ft. and Lot 31.04 will have a lot area of 10,410 sq. ft. (whereby minimum lot area is 15,000 sq. ft.). He also stated that the applicant is seeking a "c" variance for minimum lot width. The applicant is proposing 66.76 ft. for each of the lots (whereby 100 ft. is the minimum required). He also stated that the side yard setbacks were intentionally set at 9.7 ft. so it will only impact the 3 dwellings and not the adjoining property owners. He further stated that he has reviewed the Board Engineer's report and commented that the applicant will comply with its contents.

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

Daniel D'Agostino, Architect for the applicant came before the Board to review with the Board the exterior construction materials to be used in the development of these dwellings. He further stated that the

dwelling will contain 3 bedrooms and 3-1/2 baths; each home will be approx. 2,500 sq. ft. or less, and each will have a two (2) car garage with 2 extra cars fitting in the driveway. He said each dwelling will have a basement, but will not be walk-out basements. He also testified to the height of each of the dwelling units as to be approx. 27-28 ft., which will comply with the 35ft. height requirement of the Ordinance.

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

Matthew Seckler, as Planner for the applicant came forward to state that there are 3 lots in connection with this application. He stated that there are 2 undersized lots with frontage on Woods Road and a third lot, which is located behind the two (2) undersized lots. He was asked the question, "why not build just 2 lots on these properties. He stated that their goal was to keep the size of the homes in conformity with the neighborhood and fit the character of the area. He said it will provide an attractive development. He also stated that the approval of this application will provide for an adequate open space and that this application satisfies the Municipal Land Use Law for a variety of residential uses. He stated that he does not see a hardship for this development.

This portion of the meeting was opened to the public of Mr. Seckler. Several members of the public came forward to state their concerns with construction materials to be used, and the wedge-shaped gore identified on the site. No others coming forward, the meeting was closed to the public.

Mr. Veteri came forward to highlight the benefits for the Board. He stated that fixing the lot lines to be more consistent with the neighborhood, adding new housing and improving the area, replacing trees and the removal of the garage, which was too close to the adjoining lot will benefit the area. Providing a front yard setback from 30 ft. to 36 ft. will allow for extra parking in the driveways.

Ms. Strothers, seconded by Mr. Sgobba to approve this application as presented.

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

Nays: None.

The Chairman declared this application approved.

**OLD BUSINESS:** none

**NEW BUSINESS:** None

**Approval of the Bills:** None

**Adjournment:**