

*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**  
**December 5, 2019**

Members Present: W. Kilpatrick (Chairman) Also Present: Anthony Sgobba (Councilman)  
R. Greco (V. Chairman) Richard Briigliodoro, Esq.  
C. Gaita Thomas Lemanowicz (Engineer)  
J. Strothers Valerie Laky (Board Secretary)  
L. Damiano  
M. Seber  
D. Cataldo (1<sup>st</sup> Alt.)  
R. Corage (2<sup>nd</sup> Alt.)  
M. Pocius (4<sup>th</sup> Alt.)

Members Absent: K. Barry  
Mayor James Damiano  
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 one came forward with any concerns for the Planning Board. Mr. Sgobba, at this time, thanked all the Planning Board Members for their service and dedication to the Planning Board for this past year.

**Approval of Minutes:** November 7, 2019

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

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

Nays: None

The Chairman declared the Minutes Approved.

**RESOLUTIONS:**

1. **Julie Jones** – 111 Francisco Ave, Little Falls, NJ (Block 230.02, Lot 51).

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

Poll of the Board: Ayes: Greco, Gaita, L. Damiano, Seber, Cataldo, Corage, Kilpatrick

Nays: None

The Chairman declared the Resolution Approved.

## **APPLICATIONS:**

### **1. Joseph Farnese– 27 Stanley Road (Block 14, Lots 8, 9, & 10). Bulk Variance relief for construction of a new single-family home.**

Daren DelSardo, Esq., attorney for the applicant came forward to state that the applicant is seeking floor area ratio (FAR) and “c” variance relief to construct a new single-family dwelling located in the R-1C Zone for premises located at 27 Stanley Road

William Darmstatter, Engineer for the applicant came forward to state that there is an existing single-family dwelling on the premises to be replaced with a new single-family dwelling which will have a front entrance on Veranda Avenue due to the orientation of the house on the lot. He stated that a front yard setback proposed will be 7ft. (20 ft. is required). He said the house (with frontage on Veranda) will be setback 10 ft., but the porch will be setback 7ft. He said that the Stanley Road setback is currently 17ft. from the property line. He further stated that the applicant will provide for stormwater management, which will be subject to the Board’s Engineer. He further stated that he has reviewed the Board’s Engineer Report.

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

Ms. Shalina Taneja, Architect for the applicant then came forward to give the Board calculations regarding gross square footage of the dwelling (1<sup>st</sup> floor proposed is 1,248 sq. ft., 2<sup>nd</sup> floor proposed is 1,248 sq. ft.). She stated that she deducted 180 sq. ft. for unused space (atrium above the foyer). This unused space was actually disagreed with by the Board’s attorney and was added back in to the overall calculation and a total FAR was actually 46.5%. Ms. Taneja stated that the building height proposed will be 27ft. 8 in. (however, the Board’s engineer stated that it was actually 28ft. 2in.). It was agreed that no variance relief was needed as 35ft. is the maximum building height as per the Ordinance. She further stated that they were proposing air-conditioning and that the condenser will be located at the rear of the premises behind the garage. She stated that there will be one (1) parking space in the garage and one (1) parking space on the pad next to the garage. She also stated that a “c” variance relief is needed because the size of the dwelling proposed will be 2,802 sq. ft. (2,800 is required).

This portion of the meeting was opened to the public for questions of Ms. Taneja. Michelle Borders came forward to state that she was concerned about the distance of the garage parking and her property, and will there be landscaping around the air-conditioning condenser. The applicant stated that they will add landscaping to shield any lighting. No others coming forward, the meeting was closed to the public.

Joseph Farnese came forward to state that he has a builder’s license and will be supervising the construction site. He further stated that no trees will be removed from the premises. He also stated that the building he is proposing will be smaller and there will be more room between the neighbors.

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

Mr. Gaita, seconded by Ms. Strothers, to approve the application as presented with a variance for front yard setback of 7 ft. to the porch, and “c” variance relief to maximum dwelling size of 2802 sq. ft., and to add shrubbery for headlights, and to place air-conditioning condenser behind garage.

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

The Chairman declared the application Approved.

**2. Ripe Rosse Holding, LLC d/b/a Palazzone Pastry Lab** – 490 Main Street, Block 57, Lots 20 and 21, and premises located at 23 Muller Place, Block 57, Lots 3, 4, and 5.

John Veteri, Esq., attorney for the applicant came forward to state that the applicant is seeking a d(1) Use Variance Relief, "C" Variance Relief and Preliminary and Final Site Plan approval to permit the renovation of an existing building for use as a retail bakery (1<sup>st</sup> floor), office use (2<sup>nd</sup> floor), commercial (small) kitchen, and storage facility. Several Exhibits of renderings and elevations were entered into for evidence. Mr. Veteri gave a history of the premises for the Board. He stated that Palazzone 1960 currently operates a successful store in Wayne, NJ. He stated that the applicant is proposing 6-8 employees and the proposed hours of operation will be from 6:00 am to 4:00 pm, 7-days a week. He further stated that there was never parking on the premises, but with the proposed application, the applicant is proposing to add 15 parking spaces with access off of Muller Place. He said because it's a use variance, the application will require a d(1) variance

Mr. Gianni Intili, Architect for the applicant came forward to state that they are proposing that the first floor have a kitchen and baking area, a walk-in-refrigerator and freezer, a locker room, a break room and 2 bathrooms. He stated that there will be display cases for products for sale, but there will be no seating on the premises for consumption of food. He further stated that the ingress and egress to the building if from the front entrance on Main Street and rear entrance off the parking lot on Muller Place. A rear entrance for patrons will only be provided to gain entry on the first floor of the building. He stated that the applicant is proposing a wall sign above the Main Street entrance to the building, and a wall sign on the Muller Place side of the building, in addition to a sign on the rear door for employee entrance and the other rear door for customers. He further stated that the second floor, which is intended for office space by the applicant only, will be set back about 10 ft. from the front of the existing first floor. The color of the second-floor exterior will be adjusted and agreed to by the Board Engineer and Township Planner.

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

Michael Dipple, Engineer for the applicant came forward to discuss the landscaping, refuse collection and the location of the loading area. He stated that the applicant is proposing 15 parking spaces (9 x 20) on the site (29 spaces is required – 21 spaces for 1<sup>st</sup> floor and 8 spaces for the 2<sup>nd</sup> floor) and therefore needs a "c" variance relief. The applicant stated that his employees use public transportation to work and do not need parking spaces. He also indicated that a front yard fence is being proposed at 6ft. (4ft. is required) and will be a solid fence (50% of the fence is required to be open). He stated that a variance relief is needed for the wall signs where one sign is permitted and they are proposing 2 wall signs. Mr. Dipple also agreed to provide a buffering hedge at a height not to impact the site triangle.

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

Mr. Veteri came forward to close out the application by stating that the applicant has satisfied the negative and positive criteria's of this proposal and that the applicant is willing to work with the board

engineer with regard to lighting and landscaping, as well as the stormwater plan. He also stated that if snow could not be stored on site, it would be removed.

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

Mr. Greco, seconded by Ms. Strothers to approve the application as presented for d(1) use variance, "c" variance relief and preliminary and final site plan approval, with parking spaces of 9x20, front yard setback of 1.4 ft., side yard variance of 0 ft., front yard parking setback variance of 6.44 ft., and buffering hedge of 15" high, 15 parking spaces, fence height of 6 ft. and solid, and 2 wall signs. The color of the 2<sup>nd</sup> floor and the lighting to be discussed with the Board's Planner, and snow removal if necessary from the premises.

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

The Chairman declared the Resolution Approved.

**OLD BUSINESS:** none

**NEW BUSINESS:** None

**Approval of the Bills:** None

**Adjournment:**