

*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
VIRTUAL MEETING WAS CONDUCTED
MINUTES OF REGULAR MEETING OF
November 5, 2020**

Members Present:	W. Kilpatrick (Chairman)	Also Present:	Mayor James Damiano
	C. Gaita		Richard Briigliodoro, Esq.
	J. Strothers		Thomas Lemanowicz (Engineer)
	K. Barry		Valerie Laky (Board Secretary)
	L. Damiano		
	R. Corage (2 nd Alt.)		
	D. Damiano (3 rd Alt.)		

Members Absent:	R. Greco (V. Chairman)
	Anthony Sgobba (Councilman)
	M. Seber
	D. Cataldo (1 st Alt.)
	M. Pocius (4 th Alt.)
	Jeffrey Janota (Planner)

The “virtual” 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: Council stated no one came forward to address the Council with any concerns at this time.

Approval of Minutes: October 1, 2020

Ms. Strothers motioned, seconded by Mr. Gaita to approve the minutes of the October 1, 2020 regular virtual meeting of the Board.

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

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. Sami Zeidan (5 Camp Bal Place, Little Falls, NJ) (Block 165, Lot 11.01).

Ms. Strothers motioned, seconded by Mr. Barry to approve the resolution of Sam Zeidan.

Poll of the Board: Ayes: Gaita, Strothers, Barry, Corage, and Mr. Kilpatrick

Nays: None

The Chairman declared the resolution APPROVED.

APPLICATIONS:

1. Lou and Mindi Bekiri – 130 Lincoln Avenue, Little Falls, NJ (Block 142, Lot 5). Variance relief in connection with improvements and expansion to existing residential dwelling.

At this time, Derek Damiano excused himself from hearing this application due to a conflict of interest.

John Veteri, Esq., attorney for the applicant came forward to state that the applicant is seeking a variance relief for an addition to an existing single-family dwelling. He stated that most of the lots in this area of the applicant have a 50 ft. width (which is less than the minimum 75 ft. requirement).

Frank Troia, Architect for the applicant came forward with Exhibits showing all elevations of the exterior of the dwelling and testified that they are proposing a 2-story addition, partially located above the existing 1-story existing dwelling. This addition will include new siding, trim and other architectural features. He also stated that the applicant will be enclosing part of the existing front porch. He further said that the second story addition in the rear of the dwelling will tie into the roofline and will maintain the existing roofline and that the addition off the rear of the dwelling will maintain the existing rear and side yard setbacks. He said that the front yard setback is being slightly improved. He further said that the garage has a front and back door and that there is a deck on the rear of the dwelling, and they are also proposing an open front porch on the left side of the dwelling. Mr. Troia also stated that two air conditioner condenser units will remain on the north side of the dwelling and the Board requested that the applicant provide screening for them. The first floor of the dwelling unit will have a formal entryway with closet space, a great room, dining room, and a kitchen leading to a mud room, a full bathroom and a deck off the rear of the dwelling. The second floor will add closet space to the existing bedrooms, and they will create a new master bedroom, bathroom and walk-in-closet.

At this time, the meeting was opened to the public for questions of Mr. Troia. No one coming forward, this portion of the meeting was closed.

Mr. Veteri, stated that this application is well suited for the site. He said the property is remaining the same, but only increasing the impervious coverage of 53 ft. and the building footprint will increase approximately 400 ft. and that the proposed application is in conformance with the neighboring properties. He does not see any negative impact in the surrounding properties.

At this time, the meeting was opened to the public for questions. No one coming forward, this portion of the meeting was closed.

Mr. Gaita motioned, seconded by Mr. Corage to approve this application as presented and with the approved variances, i.e., existing lot area is 7,500 sq. ft. (9,000 sq. ft. minimum is required), existing lot width of 50 ft. (75 ft. minimum is required), existing front yard setback is 12.42 ft., 12.50 is proposed (25 ft. minimum is required), and existing side yard setback is 2.38 ft. on one side of garage and 7.37 ft. on the other side of the garage (10 ft. minimum is required), also, the floor area ratio increase of 40.05 percent is requested. The Board requested that screening for the two condensers is needed, and the applicant is to comply with the Engineer of the Board's report.

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

The Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: None presented

Adjournment: 815 P.M.