

*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
November 7, 2019**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano
R. Greco (V. Chairman) Richard Briigliodoro, Esq.
C. Gaita Thomas Lemanowicz (Engineer)
K. Barry Valerie Laky (Board Secretary)
L. Damiano
M. Seber
D. Cataldo (1st Alt.)
R. Corage (2nd Alt.)
D. Damiano (3rd Alt.)

Members Absent: J. Strothers
Anthony Sgobba (Councilman)
M. Pocius (4th 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: Since Mr. Sgobba was not present at the meeting to address the Board with any concerns for the Planning Board, it will be addressed at the next regular meeting of the Board.

Approval of Minutes: October 3, 2019

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

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

Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. Redevelopers Urban Renewal, LLC

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

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, Seber, Cataldo, D. Damiano, Kilpatrick

Nays: None

The Chairman declared the Resolution Approved.

2. Bob Ciasulli Pontiac, Inc. d/b/a Toyota Universe

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

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

Nays: None

The Chairman declared the Resolution Approved.

3. Oakwood Estates at Great Notch, LLC

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

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

Nays: None

The Chairman declared the Resolution Approved.

APPLICATIONS:

1. Little Falls Redevelopers Urban Renewal, LLC – Block 77, Lots 3, 4, 5, 6, 6.02, 6.03, 7, 8, 8.01, 9, 17, 18, 20 and 20.01. Extension request of the 190-day period to perfect the minor subdivision.

Board Attorney, Richard Briigliadoro stated that the applicant's developer is seeking a six (6) month extension of the 190-day period to April 11, 2020. He stated that the developer has diligently pursued all required permits and approvals from governmental entities and is awaiting certain approvals from other entities, and as a result is requesting this six (6) month extension of time to perfect the minor subdivision through April 11, 2020.

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. Seber, to approve the applicant's request for an extension of an additional six (6) month extension of the 190-day period to April 11, 2020.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, Seber, Cataldo,
D. Damiano, Kilpatrick

Nays: None

The Chairman declared the application Approved.

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

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, Seber, Cataldo,
D. Damiano, Kilpatrick

Nays: None

The Chairman declared the Resolution Approved.

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

2. **Julie Jones** – 111 Francisco Avenue, Little Falls, NJ. Block 230.02, Lot 51. Request for “c” or bulk variance relief to permit the installation of an in-ground swimming pool on the premises located at 111 Francisco Avenue, Little Falls, NJ.

John Veteri, Jr., Esq., attorney for the applicant, came before the Board to state that the applicant is requesting to install an in-ground swimming pool on her property which currently contains a single-family dwelling. Several photos were introduced into evidence showing a fence to enclose the pool, various equipment being used for the pool, and the report of Mr. Lemanowicz dated October 24, 2019. Mr. Veteri stated that there is a 40ft. wide easement for the water supply which occupies the majority of the rear yard of the property, and therefore, the applicant is limited as to where the in-ground pool can be installed. He stated that the pool will be 10 ft. by 14ft and built in-ground, and the pool will be enclosed by a 5ft. high aluminum decorative fence. He stated that the applicant is requesting a “c” variance because the pool is setback 6ft. from the dwelling (15ft. is required). He also stated that he finds no negative detriment to the neighboring properties. One member of the Board asked if the pool was too close to the back door and if someone can trip and fall into the pool. Mr. Veteri replied that it would not be possible as there is a deck surrounding the pool and a fence.

This portion of the meeting was opened to the public. Mr. Andrew Baggot, indicated that he has a concern if someone would be able to jump from the 2nd floor of the residence into the pool since it will be so close to the setback. No others coming forward, this portion of the meeting was closed to the public.

Mr. Greco motioned, seconded by Mr. Gaita 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: