

**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  
REGULAR MEETING OF THE BOARD  
VIRTUAL MEETING WAS CONDUCTED  
January 6, 2022**

Members Present:	W. Kilpatrick (Chairman)	Also Present:	Mayor James Damiano
	R. Greco (Vice Chairman)		Anthony Sgobba (Councilman)
	C. Gaita		Richard Briigliodoro, Esq.
	R. Corage		Thomas Lemanowicz (Engineer)
	K. Barry		Valerie Laky (Board Secretary)
	L. Damiano		
	M. Seber		
	D. Cataldo (1 <sup>st</sup> Alt.)		
	D. Damiano (2 <sup>nd</sup> Alt.)		
	M. Pocius (3 <sup>rd</sup> Alt.)		
	Dr. E. Abdi		

Members Absent: Ryan Conklin (Planner)

The “virtual” meeting of the Special Planning Board 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, The Bergen Record, the Little Falls Website, filed with the Township Clerk, and a copy of the notice was placed on the door of the Municipal Building.

**Approval of Minutes:** for December 2, 2021

Ms. Gaita motioned by Mr. Barry to approve the minutes of December 2, 2021 as presented:

Poll of the Board: Ayes: Greco, Gaita, Corage, Barry, L. Damiano, Cataldo, D. Damiano Pocius, and Chairman  
Kilpatrick

Nays: None

The Chairman declared the minutes Approved.

**Council to address the Board:** No comments presented from the council meeting.

**RESOLUTIONS:**

1. **Clayton Turner** – 62 Cedar Grove Road. Block 165, Lot 13, R-1B Zone. Second Floor Addition.

Mr. Corage motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Greco, Corage, Barry, L. Damiano, Mayor Damiano, Cataldo, D. Damiano, Pocius, and Chairman Kilpatrick

Nays: None

The Chairman declared the Resolution Approved.

2. **MARTORANA ENTERPRISES, LLC.** – 453 Main Street, Block 56, Lot 11, R-1B Zone – Convert office space to apartments at 453 Main Street, and Lot 12, L1 Industrial District. Subdivision and site plan for a four-story age restricted residential apartment complex.

Mr. Greco motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Greco, Corage, Barry, L. Damiano, Cataldo, D. Damiano, and Chairman Kilpatrick

Nays: None

The Chairman declared the Resolution Approved.

**APPLICATIONS:**

1. **Brundage, Ian and Amy** – 21 Morningside Circle, Block 157, Lot 20. Single-family home addition, R-1A Zone.

Ian and Amy Brundage (not represented by council) came forward to state that they are requesting a variance relief for an addition to their existing single-family home. They testified that they have lived in this location for four years and have four children. Mrs Brundage is working from home and stated that there is no dedicated office space. They are seeking to enlarge their house with additional storage, add an office space, and dormers to the front of the house. They are also adding on an open porch.

Geoffrey Gogan, Planner/Architect for the applicants came forward to state That the existing dwelling is approximately 2629 square feet and will be increased to 3207 square feet. He further stated that the applicant's are adding an office, dormers to the front of the house and and open porch as well as adding storage space upstairs and in the basement. He stated that there are existing non-conforming variances: (a) lot area (minimum is 15,000 sq. ft.) 9,375 is existing and proposed; (b) Lot width (minimum is 100 ft.) 75 ft. is existing and proposed; (c) lot depth (150 ft. is required) 125 ft. is existing and proposed. He stated that in addition to the existing nonconformities there are two new variances that are required. The first one is a variance relief for minimum side yard setback for both sides, where 25 ft. is required, and 21.4 ft. is proposed. The second variance relief is in regard to minimum front yard setback where 30 ft. is required 30.4 ft. is existing and 24.8 ft. is proposed to the open porch. He further stated that the applicant is also seeking C1 and C2 variance reliefs. He stated that the lot size cannot be increased due to the proportion and small size of the lot. He specifically stated the addition fits within the limits of the existing house and maintains adequate light and air in the relatively small neighborhood. He stated that the proposed addition will fulfill the intended single-family use and create a more functional house for the family. He further stated that the approval of this application will enhance the building and street scape

appearance of the neighborhood, and that the granting of the variances will not be substantially detrimental to the public, zone plans, or the neighborhood.

One of the Board Members asked if the office will be only for private use? Yes, only for the applicant's work.

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

Mr. Lemanowicz questioned the fence around the pool which encroaches into the adjoining property. He stated that this is Township right-of-way property. He asked the Board if this should be removed? The applicant said that the diving board is very close to the fence. Being that the fence is a retaining wall this would interfere with the pool. There is a two railroad tie step-down past the fence. Mr. Lemanowicz agreed that there would be too much work to move the fence because of the wall. Applicant is on notice that Township may or may not ask them to remove the fence encroachment and we are not approving the encroachment at this time.

Mr. Greco motioned, seconded by Councilman Sgobba to approve the application as presented with the Existing variances and the two variances for front yard setback at 24.8 ft., and the side yard setback combined at 21.4 ft. he said we are not justifying the encroachment of the fence on the Township property at this time. Board Member, Mr. Barry, added that the applicant is to screen the air conditioner units as well.

Poll of the Board: Ayes: Greco, Gaita, Corage, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, and Chairman Kilpatrick

Nays: None

The Chairman declared this application APPROVED.

**Old Business:** None

**New Business:** None

**Approval of the Bills:** presented to the Township.

**Adjournment:** 10:25 P.M.