

**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
July 7, 2022**

Members Present:	W. Kilpatrick (Chairman) R. Corage K. Barry L. Damiano M. Seber D. Cataldo (1 st Alt.) D. Damiano (2 nd Alt.) Dr. E. Abdi (7:10)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Michael Cristaldi (Engineer) Valerie Laky (Board Secretary)
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Members Absent:	R. Greco (Vice Chairman) C. Gaita M. Pocius (3 rd Alt.) San Chavan (Planner) (7:20)
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The “virtual” meeting of the 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.

Council to address the Board: No residents came forward at the council meeting with any comments/concerns for the Planning Board.

Approval of Minutes: June 2, 2022

Mr. L. Damiano motioned seconded by Mr. Corage to approve the minutes of June 2, 2022 as presented:
Poll of the Board: Ayes: Corage, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, and
Chairman Kilpatrick

Nays: None

The Chairman declared the minutes for June 2, 2022 Approved.

RESOLUTIONS:

1. **Timothy DeAnda** – 24 Veranda Avenue. Block 20 Lot 19. “C” or Bulk Variance Relief for the installation of an in-ground swimming pool with side yard variances.

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

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

Nays: None

The Chairman declared this Resolution APPROVED.

2. **Mattress Plus Little Falls, LLC** - 1585 Route 46 East. Block 200 Lot 1.03. B-2 Zone. “C” Variance relief for freestanding and wall mounted signage.

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

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

Nays: Corage, and Seber

The Chairman declared this Resolution APPROVED.

3. **AHMAD MIRGHAHARI and ZIBA VAKILI** - 30-38 Newark Pompton Turnpike, Block 58 Lots 4-11. “Use Variance, “C” Variance and Preliminary and Final Site Plan to construct a retail/residential mixed-use building.

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

Poll of the Board: Ayes: Corage, Barry, L. Damiano, Seber, and Chairman Kilpatrick

Nays: None

The Chairman declared this Resolution APPROVED.

APPLICATIONS:

1. **TAL HOME, INC.** – (continuation from May 5, 2022 meeting of the Board) 19 Overlook Road, Little Falls, NJ. Lot 239, Block 1.01. Minor subdivision application with variance relief to create a new lot for the construction of a single-family dwelling.

Attorney Alfred V. Acquiviva for the applicant came forward to state that the applicant is Tawfik Abukanan (the property is in the corporate name of Tal Home, Inc.) and is requesting a minor subdivision approval with ancillary “c” variance relief. He stated that Mr. Abukanan is proposing to divide the lot into approximately 15,100 sq. ft. He further stated that Lot 1.01 contains a single-family dwelling which will most likely be sold to a family relative and Mr. Abukanan will occupy the new construction on the new Lot 1.

Ahmad Emara, Architect for the applicant came forward to state that they are increasing the rear yard setback on Lot 1.01 from 6.9 feet to 12.9 feet. He stated that the rear yard setback on Lot 1 will now be at 37 feet and will comply with the rear yard setback requirements of the Ordinance. He also testified that the septic system and leach field would be located on Lot 1 at a distance of 29.2 ft. from the easement of the North Jersey Water Supply Commission.

Adam Kandil, Engineer for the applicant was next to testify that the plans were revised as of May 18 2022. He stated that the new dwelling on Lot 1 has been shifted to the right to accommodate the septic tanks and leach field. He stated that the septic tanks will be located 10 ft. from the property line and 15 ft. away from the building making everything in conformance. He further stated that in his opinion, the septic tank and leach field are more than adequate in size for a four-bedroom home, and they will be a 29 ft. distance from the easement. He stated that the applicant will maintain the existing drainage system with a 100-year storm event by installing two seepage pits in front of the building, each containing 1940 gallons.

This portion of the meeting was open to members of the public. No members coming forward, it was closed to the members of the public

The Board discussed potential stipulations to be agreed upon by the Applicant. The Applicant is to provide landscaping with trees (as many trees will be removed during construction) subject to review of the Board Engineer and Construction Official. The Applicant will contact the North Jersey District Water Supply Commission to approve the usage of the driveway and building over the easement (which contains a 90-year old tank) to proposed Lot 1, and the Applicant agreed to install Belgium block curbing.

The Board further notes that the existing dwelling on Lot 1.01 (a 4-bedroom, 4-bathroom dwelling) will not have any proposed changes to the exterior, but will require the following "c" variance relief criteria:

Lot 1.01 (existing dwelling):

1. Lot depth (150 ft. is required) 123 ft. is proposed;
2. Rear yard setback (35 ft. is required) 12.9 ft. is proposed;
3. Side yard setback (10 ft. is required) 3.9 ft. is existing.

With regard to Lot 1, the Applicant is proposing to construct a 3-bedroom, 2-bathroom single-family dwelling with access off of Oak Crescent Road, which will require the following "c" variance relief criteria:

Lot 1 (new construction):

1. Lot depth (150 ft. is required) 119.75 is proposed;
2. Lot area (15,000 sq. ft. is required) 14,427 sq. ft. is proposed.

This portion of the meeting was opened to the public for questions. No one coming forward with any questions or concerns, this portion of the meeting was closed to the public.

Mr. Acquiviva stated that the Applicant has satisfied the positive criteria for variance relief and concludes that relief may be granted without substantial detriment to the public and without substantial adverse impact to the adjoining properties.

Mr. Barry motioned, seconded by Mr. Luke Damiano to approve the application as presented with the variance relief granted for Lots 1.01 and 1.

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

Nays: None

The Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 7:58 P.M.