

**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
September 1, 2022**

Members Present: R. Greco (Vice Chairman) Also Present: Mayor James Damiano
C. Gaita Richard Briigliodoro, Esq.
R. Corage Michael Cristaldi (Engineer)
K. Barry Valerie Laky (Board Secretary)
L. Damiano
D. Cataldo (1st Alt.)

Members Absent: W. Kilpatrick (Chairman)
Anthony Sgobba (Councilman)
M. Seber
D. Damiano (2nd Alt.)
M. Pocius (3rd Alt.)
Dr. E. Abdi (4th Alt.)
San Chavan (Planner) (7:20)

The “virtual” meeting of the Planning Board meeting was called to order at 7:00 p.m. by Vice Chairman Greco 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: There were no members of the public coming forward at the council meeting to address any concerns.

Approval of Minutes: August 4, 2022

Mr. Gaita motioned seconded by Ms. Cataldo to approve the minutes of August 4, 2022 as presented:
Poll of the Board: Ayes: Gaita, Corage, Barry, L. Damiano, Mayor Damiano, Cataldo, and Vice Chairman Greco
Nays: None

The Vice Chairman declared the minutes for August 4, 2022 Approved.

RESOLUTIONS:

1. **Thomas Barone, II and Janine V. Barone** – 26 Viewmont Terrace. Block 148, Lot 28. Minor subdivision to permit two (2) single-family lots. APPROVED

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

Poll of the Board: Ayes: Gaita, Corage, Barry, L. Damiano, Mayor Damiano, and Vice Chairman Greco

Nays: None

The Vice Chairman declared the Resolution APPROVED.

Mayor Damiano recused himself from the meeting at this time.

APPLICATIONS:

1. **Township of Little Falls** – Hemlock Road. Block 178, Lot 2.01. Minor subdivision of Hemlock Road into two (2) lots.

Joseph M. Wenzel, Esq., Attorney for the Township of Little Falls, came forward to state that the Township of Little Falls (hereinafter referred to as “Applicant”) is seeking a minor subdivision approval to divide the long rectangular lot (Lot 2.01)(approx. 16,870 sq. ft) into two (2) lots along Hemlock Road. Lot 2.01 will measure approx. 6,075 sq. ft and will be approx. 35 ft. wide and 175 ft. long. Proposed Lot 2.03 will be approx. 10,795 sq. ft. He further stated that Hemlock Road is basically a pathway and that the Township will pave the road so that residents of Hemlock Road will be able to travel on it. He stated that the Township acquired land from Sacred Heart Armenian Catholic Church in order to increase the size of the roadway. He further stated that it is the future intent of the Township to eliminate Hemlock Road as a through street and no longer connect this pathway to Overlook Road to Long Hill Road.

This portion of the meeting was opened to questions of the Board. Board member Luke Damiano asked if the proposed roadway will be paved and then be considered a cul-de-sac? Mr. Wenzel said that they are intending to pave the road from Overlook as it will be done for especially for emergency vehicles. Does it meet the measurements for the emergency vehicles to access it? Yes, and it will be curbed as well. Are street lights proposed? No, not at this time. Mr. Christaldi stated that the Board should review the application for the minor subdivision presented to us tonight, and that paving, lighting, curbs, etc. will be presented to the Board at a later date.

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

Mr. Corage motioned, seconded by Mr. Barry to approve this application for minor subdivision and finds that the Township’s request to subdivide the Lot will benefit the homeowners on Hemlock Road by eliminating pass-through traffic from Overlook Road to Long Hill Road.

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

Nays: None

The Vice Chairman declared this application APPROVED.

Old Business: None

New Business: To have in-house meetings. Discussion to be presented at the next meeting of the Board.

Approval of the Bills: presented to the Township.

Adjournment: 7:20 P.M.