

**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
February 2, 2023**

Members Present:	W. Kilpatrick (Chairman) C. Gaita R. Corage L. Damiano D. Cataldo M. Seber Dr. Abdi (3 rd Alt.) Ahmad Awawdeh (4 th Alt.)	Also Present:	Mayor James Damiano Michael Kobylarz (Engineer) Richard Briigliodoro, Esq. Michael Christaldi (Engineer) San Chavan (Planner) Valerie Laky (Secretary)
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Members Absent: K. Barry (V. Chairman)
Anthony Sgobba (Councilman)
D. Damiano (1st Alt.)
M. Pocius (2nd Alt.)

The “virtual” meeting of the Planning Board meeting was called to order at 7:00 p.m. by Chairman Kilpatrick 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: Mayor Damiano stated that no one came forward at the council meeting with any concerns or issues for the Planning Board at this time.

Approval of Minutes:

January 5, 2023 – Re-Organization Meeting:

Ms. Cataldo, motioned seconded by Mr. L. Damiano to approve the Re-Organization minutes of January 5, 2023 as presented:

Poll of the Board: Ayes: Gaita, Corage, L. Damiano, Cataldo, Mayor Damiano, Seber, Dr. Abdi,
Awawdeh and Chairman Kilpatrick
Nays: None

The Chairman declared the minutes for the Re-Organization portion of the meeting on January 5, 2023 Approved.

January 5, 2023 Regular Meeting:

Ms. Cataldo, motioned seconded by Mr. L. Damiano to approve the minutes of the Regular meeting of the Board on January 5, 2023 as presented:

Poll of the Board: Ayes: Gaita, Corage, L. Damiano, Cataldo, Mayor Damiano, Seber, Dr. Abdi, Awawdeh and Chairman Kilpatrick

Nays: None

The Chairman declared the minutes for the Regular meeting of the Board on January 5, 2023 Approved.

RESOLUTIONS:

1. **Daniel Fatzler** - 55 Jacobus Avenue, Block 177, Lot 18, Little Falls.

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

Poll of the Board: Ayes: Gaita, Corage, L. Damiano, Cataldo, Mayor Damiano, Seber and Chairman Kilpatrick

Nays: None

The Chairman declared the Resolution APPROVED.

2. **S&S at Little Falls, LLC**- 201 Newark Pompton Turnpike, Block 34, Lot 16, Block 33, Lot 1, and Block 34, Lot 16.01, Little Falls.

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

Poll of the Board: Ayes: Gaita, L. Damiano, Cataldo, Seber, Dr. Abdi and Chairman Kilpatrick

Nays: Corage

The Chairman declared the Resolution APPROVED.

Chairman Kilpatrick announced to the Board Members that we now have a new Board Engineer, Michael Kobylarz of the Alaimo Group Consulting Engineers. We thank Michael Christaldi (outgoing Board Engineer) for all of his work and dedication to the Planning Board.

At this time, Mayor Damiano recused himself from the meeting.

APPLICATIONS:

1. **S&S at Little Falls, LLC**- 201 Newark Pompton Turnpike, Block 34, Lot 16, Block 33, Lot 1, and Block 34, Lot 16.01, Little Falls. (S & S is returning tonight with plans to reduce the density from 26-20 units. If approved, then we can vote on the Resolution prepared tonight by Attorney Briigliadoro by request of the Board Members).

Thomas P. Scrivo, Esq., attorney for the applicant, came forward to state that the applicant has revised his application to reduce the size of density from 26 units to 20 units, has decreased the length of the parking spaces to provide a solid fence on the property line and has removed two parking spaces to add a refuse and recycling area. He presented to the Board formal sketches which contain the changes.

Mr. Stephen Corso, Architect for the applicant, came forward to present additional testimony to his representations at the January 5th 2023 hearing. He stated that he has reviewed the revised plans and the applicant is now proposing six (6) one-bedroom units, six (6) one-bedroom units with a den, six (6) two-bedroom units, and two (2) three-bedroom units, for a total of 20 dwelling units. With this revision, there will be eight (8) apartments on the 2nd floor, eight (8) apartments on the 3rd floor, and four (4) apartments on the 4th floor. There will be no outdoor recreational space on the 4th floor as previously intended. He also stated that the front of the 4th floor has been pushed back 25 feet, the rear of the 4th floor has been pushed back 20 feet, and the side of the building on the 4th floor next to the florist has been pushed back 10 feet. The 4th floor will be shielded with plantings on the roof.

With the revisions to the Site Plan, the following variances are now being requested by the applicant:

1. Use Variance relief for multi-family residential use (not permitted in B-1 and R-1C Zone Districts);
2. Variance relief for building height of 44.2 ft., and four (4) stories proposed (35 ft. and 2 ½ stories required);
3. "C" variance relief for minimum side yard setback of 0 ft. is proposed (12 ft. required);
4. Variance relief for minimum rear yard setback 0 ft. is proposed (30 ft. required);
5. Variance for minimum building coverage of 84.4% proposed (40% required);
6. Variance for parking setback of 0 ft. proposed (5 ft. required);

This portion of the meeting was open to the public for questions. No one coming forward, the meeting was closed to the public.

In closing Mr. Scrivo stated that the applicant has shown proof that the proposed use is well suited for this particular property. He stated that the applicant established and satisfied both the negative and positive criteria and is consistent with the purpose of the Master Plan and Zoning Ordinance. He stated that the applicant is improving the stormwater management on the site from that which presently exists. The applicant is removing an existing commercial use and replacing it with a residential use and will be in character with the residential areas and will be more beneficial than the previously heavy commercial use.

Mr. Gaita motioned, seconded by Mr. L. Damiano to approve the application as presented with the revised plans and changes requested by the Board at the January 5, 2023 meeting for use variance, height variance, side yard setback, rear yard setback, building coverage, parking and driveway access, parking stall size, preliminary and final site plan approval.

Poll of the Board: Ayes: Gaita, L. Damiano, Cataldo, Seber, Dr. Abdi and Chairman Kilpatrick
Nays: Corage

The Chairman declared the Resolution APPROVED.

2. **John T. Feola** - 33 Notch Park Road, Block 235, Lot 35, Little Falls. Minor Subdivision requiring "C" variance relief for Lot area.

John J. Veteri, Jr., Esq., attorney for applicant came forward to state that proper notices have been made and that the applicant is seeking a minor subdivision approval with ancillary "c" variance relief. He said that there is currently an existing single-family dwelling located on the property. The house was constructed on or about 1954, and the lot area is approximately 1 acre in size. He stated that the applicant complies with all the requirements in the R-1A zone except for the lot widths proposed for the subdivided lots 35.01 and 35.02.

David Fantina, Engineer for the applicant came forward to state that the applicant is proposing to subdivide the existing lot into two lots. Lot 35.02 will contain the existing dwelling and will measure approximately 25,938.71 sq. ft. Proposed lot 35.01, will measure approximately 16,399.24 sq. ft. He stated that the applicant is seeking a variance for lot width on both lots. Lot 35.01 will have a width of 47.98 ft. and Lot 35.02 will have a width of 47.11 ft. (whereby 100 feet is required for each lot). He stated that the applicant has chosen homes that are on the same scale as others in the area. He also stated that he has reviewed the Board Engineers' report and said the applicant will comply with all comments set forth therein.

At this time the meeting was opened to the Board for any questions. No questions asked, the meeting was then opened up to the public. No one coming forward at this time, the meeting was closed to the public.

Mr. Veteri represented that this is an irregular shaped lot. He stated that the applicant has met the proofs of burden to permit the Board to grant the "c" variance relief. He stated that this property is at the edge of a cul-de-sac and therefore is not a detriment to the public and will not impair the zone plan. He stated that the house will be set back on the lot as to provide a desirable visual environment and will benefit the community.

The meeting was opened up to the public for questions. No one coming forward, the meeting was closed to the public.

Mr. Corage motioned, seconded by Mr. L. Damiano to approve the application as presented with Lot 35.01 having a lot width of 47.98 ft., and Lot 35.02 having a lot width of 47.11 ft. in the R-1A Zone.

Poll of the Board: Ayes: Gaita, Corage, L. Damiano, Cataldo, Seber, Dr. Abdi and Chairman Kilpatrick
Nays: None

The Chairman declared the application APPROVED.

Old Business: None

New Business: Discussion of the Planning Board possibly returning to in-house meetings in April.

Approval of the Bills: presented to the Township.

Adjournment: 7:55 P.M.