

**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
March 2, 2023**

Members Present:	W. Kilpatrick (Chairman) L. Damiano D. Cataldo Dr. Abdi (3 rd Alt.) Ahmad Awawdeh (4 th Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. (Attorney) Michael Kobylarz (Engineer) Valerie Laky (Secretary)
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Members Absent: K. Barry (V. Chairman)
C. Gaita
R. Corage
M. Seber
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: Councilman Sgobba stated that no one came forward at the town council meeting with any concerns or issues for the Planning Board at this time.

Approval of Minutes: February 2, 2023

Ms. Cataldo, motioned seconded by Mr. L. Damiano to approve the minutes of the Regular meeting of the Board on February 2, 2023 as presented:

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

The Chairman declared the minutes for the February 2, 2023 meeting of the Planning Board Approved.

RESOLUTIONS:

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

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

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

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. **Thomas Barone, II and Janine V. Barone** – 26 Viewmont Terrace, Little Falls, NJ. Block 148, Lot 28. Request extension of time for the minor subdivision approval to file deed 190 days to September 15, 2023.

John J. Veteri, Jr., Esq., attorney for the applicant came forward to state that the applicants were previously granted a minor subdivision approval by the Planning Board to create one additional building lot on August 4, 2022 (Resolution adopted on September 1, 2022). He stated that the approval will soon be expiring its 190 day date from which the Resolution was granted, and the applicants are in need of an extension. He further stated that Passaic County Planning Board was presented with the applicant's request for a minor subdivision and will be considering the application at a hearing they set for April 2023. He stated that, because of the delay in receiving approval from the Passaic County Planning Board, the Applicant is returning to us seeking the extension of 190 days (from March 9, 2023 through September 15, 2023) in order to perfect the minor subdivision.

Ms. Cataldo motioned, seconded by Mr. L. Damiano to approve the Applicant's request for an extension of time for 190 days (from March 9, 2023 through September 15, 2023) for a minor subdivision approval and that all the terms and conditions of the previous Resolution shall remain in full force and effect.

Poll of the Board: Ayes: L. Damiano, Cataldo, Mayor Damiano, Councilman Sgobba, Dr. Abdi, Mr. Awawdeh and Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution APPROVED.

2. **Michael Tkach** – 226 Long Hill Road, Little Falls, NJ. Block 236.01, Lot 7. Variance request for screen planting of bushes in excess of 3½ feet in height on a corner lot within 30 feet of an intersection.

Mr. Tkach, not represented by council, came forward and was sworn in to state that he is requesting a variance relief to permit and maintain a hedgerow located on his property at the intersection of Francisco Avenue and Long Hill Road. Mr. Tkach stated that he purchased the dwelling in 2020 and that the hedgerow was already there at the time of purchase. He introduced to the Board several photographs of the site from all curvatures of the roadway where the hedgerow is in question. Photos showed the stop sign behind the hedges and the curvature of the roadway, a view towards the intersection showing the incline of the road, a stop sign on Francisco including the curvature of the road, and a photo of a telephone pole with the hedges at the intersection. He stated that he believes the hedges were not the cause of the impediment to the sight lines on the roadway, but rather the roadway itself by way of the incline and curvature.

Mayor Damiano stated that he travels this road frequently and has reviewed the accident reports at this intersection over a seven (7) year period. He stated that none of the reports indicated that the accidents were a result of vehicles travelling up the hill or making a left turn. He concluded that none of the accidents had to do with sightline impairment caused by the hedgerow. Even if the hedgerow was cut down to the 3 ½ ft. as per the Ordinance, it would not alleviate the sight line problem.

Mr. Kobylarz, Board Engineer, stated that he also travels this road intersection frequently and agrees with Mayor Damiano and the crash data, which indicated that there were no accidents due to the hedgerow sightline.

The meeting was opened to the public.

Mr. & Mrs. Nelson came forward to state that in their opinion there is a visibility issue with the height of the hedgerow. What happens if the hedges are allowed to grow taller? Can this be regulated? Attorney Brigliadoro stated that maintenance (no higher, no lower, no wider) can be incorporated into the Resolution if approved.

Mr. Sgobba asked if a large round mirror placed on Francisco would be helpful? Can Applicant reach out to the County to coordinate with Passaic County Engineer?

The application is a request for variance relief which requires the following “c” variances:

1. Visibility at Intersection;
2. Restrictions Near Intersection;
3. Hedges or screen plantings in excess of 3ft. in height in front yard, and
4. Maintenance.

No others coming forward, this portion of the meeting was closed to the public.

Mayor Damiano motioned, seconded by Mr. Awawdeh to approve this application as presented to allow the Applicant to maintain the hedgerow as is, and the height not to exceed its current height and width with trimmings a minimum of two (2) times a year or as directed by the Little Falls Township Zoning Officer. Also, the Applicant is to request from the Passaic County Planning Board to install a mirror at the location site of Francisco Avenue and Long Hill Road to assist with sight lines, and to obtain an approval or a Letter of No-Interest from them.

Poll of the Board: Ayes: L. Damiano, Mayor Damiano, Councilman Sgobba, Dr. Abdi, and Awawdeh
Nays: Cataldo, and Chairman Kilpatrick

The Chairman declared the application APPROVED.

The Chairman stated that this will be the last virtual meeting before returning to in-house, in-person only meetings with live streaming.

Mr. L. Damiano motioned, seconded by Mr. Awawdeh to approve the calendar for the rest of the year for in-person meetings as presented.

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

The Chairman declared the motion for in-person meetings APPROVED.

Old Business: None

New Business: The Planning Board is beginning in-house meetings at their April 6, 2023 meeting. A revised calendar for the balance of the year 2023 was approved.

Approval of the Bills: presented to the Township.

Adjournment: 8:20 P.M.