

**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
August 4, 2022**

Members Present:	W. Kilpatrick (Chairman) R. Greco (Vice Chairman) C. Gaita R. Corage K. Barry L. Damiano M. Seber D. Cataldo (1 st Alt.) M. Pocius (3 rd Alt.) Dr. E. Abdi (4 th Alt. -7:10)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Michael Cristaldi (Engineer) Valerie Laky (Board Secretary)
Members Absent:	D. Damiano (2 nd Alt.) San Chavan (Planner) (7:20)		

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: Several members of the public came forward at the council meeting to address their concerns regarding traffic created by the developments going on in the community.

Approval of Minutes: July 7, 2022

Mr. L. Damiano motioned seconded by Mr. Barry to approve the minutes of July 7, 2022 as presented:

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

Nays: None

The Chairman declared the minutes for July 7, 2022 Approved.

RESOLUTIONS:

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.

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, Cataldo, and Chairman Kilpatrick

Nays: None

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

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

John Veteri, Jr., Esq., attorney for the applicant came forward to state that this application before the Board tonight is for a minor subdivision with no variances. He has provided all notices to the public and Mr. Briigliadoro declared the notices to be in conformance.

David Fantina, Engineer for the Applicant, came forward to state that the existing lot is approximately 78,00 sq. ft. in area and that the Applicants want to subdivide the lot to create a lot approximately 23,000 sq. ft with frontage along Wilmore Road (currently the existing dwelling fronts Viewmont Terrace). He stated that there is sufficient room on the lot to construct a house and not be within the flood plain area and keeping within all the setbacks. He further state that the Applicant is not proposing any development of the lot at this time, only to subdivide the lot to create one new lot with the existing dwelling to be located on the remainder of the lot. Mr. Veteri stated that they would submit a detailed grading and drainage plan upon development of the lot to the Board Engineer for approval.

With no further questions of the Board Members, this portion of the meeting was opened to the public for questions. One member of the public came forward to question the connection of the sewer lines. At this time the applicant is not seeking to construct a dwelling on the property, and will have to come before the Board if he decides to construct one at a future date. Another member of the public came forward with a concern about the upkeep of the easement. That is a matter that should be stated in the easement contract between the owners and not for the Board to decide. No other members of the public coming forward, this portion of the meeting was closed to the public.

Mr. Veteri stated that all the issues and concerns of the Board and the public will be address with the Board at a later date when the Applicant decides to construct on the lot. He stated that this is a minor subdivision, and that a subdivision deed will be prepared for signing.

Mr. Greco motioned, seconded by Ms. Cataldo to approve this minor subdivision as presented with no proposed development of the lot at this time. The Board also notes that this is a fully conforming minor subdivision application, and that no variance relief is required at this time. The Applicants will be required to submit a development plan to the Little Falls Township Building Department, which will include a detailed grading and drainage plan subject to the Board Engineer.

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

Nays: Seber

The Chairman declared this application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 7:45 P.M.