

*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
VIRTUAL MEETING WAS CONDUCTED
MINUTES OF REGULAR MEETING OF
April 1, 2021**

Members Present:	W. Kilpatrick (Chairman) R. Greco (Vice Chairman) C. Gaita K. Barry L. Damiano M. Seber R. Corage (2 nd Alt.) D. Damiano (3 rd Alt.) M. Pocius (4 th Alt.)	Also Present:	Richard Brigliadoro, Esq. Thomas Lemanowicz (Engineer) Valerie Laky (Board Secretary)
Members Absent:	J. Strothers Mayor James Damiano Anthony Sgobba (Councilman) D. Cataldo (1 st Alt.)		

The “virtual” meeting of the Planning Board 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 bulletin board in the Municipal Building.

Council to Address the Board: Mayor and Councilman were not present at this meeting.

Chairman: Discussion forming a Technical Review Committee. Mr. Kilpatrick came forward to stated that he is proposing that the Board professionals form a Technical Review Committee. The purpose of this committee is to have the professionals of the Board meet with the applicant’s professionals to finalize any issues they may have with completing the applications. This process would enable the applicant’s applications to be competed in a timely manner and/or within a reasonable time frame.

The professionals agreed to this proposal going forward. Mr. Kilpatrick thanked them for their support.

Approval of Minutes: March 4, 2021

Mr. Greco motioned, seconded by Mr. Seber to approve the minutes of the March 4, 2021 regular virtual meeting of the Board.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Seber, Corage, D. Damiano, Pocius, and Chairman Kilpatrick
Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. **Mark & Joanne Hofmann** - 24 Lincoln Avenue, Block 114, Lot 5. Home addition and Garage Replacement, R-1B Zone.

Mr. Gaita motioned, seconded by Mr. Barry to approve the Resolution as presented for Hofmann.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Seber, Corage, Pocius, and Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution Approved.

APPLICATIONS:

1. **Jodi Kennelly** – 26 Hopson Avenue, Block 15, Lot 167. Home first floor rear addition. Located in an R-1B Zone.

Ms. Kennelly was not represented by legal counsel. Ms. Kennelly came forward to state that she is requesting variance relief for an addition to her existing single-family dwelling where she currently resides. She is proposing a one-story addition to the rear of the building in order to “square” off the home. She stated that she needs to expand the first floor to accommodate her elderly parents.

Lawrence Quirk, Architect for the applicant came forward to state that the existing dwelling is on an interior lot and there are existing non-conformities with respect to the lot area, lot width and lot depth, which dwelling borders the high school athletic field. He stated that a bathroom is being converted to be handicapped accessible and that the proposed addition will be approximately 238 sq. ft. He further stated that the side yard setback along the length of the dwelling will remain at 4.8 ft. (which is non-conforming). The applicant will require variance relief with regard to floor area ratio which will be increased to 39.58% (30% is maximum). He also stated that the roofline will continue through to the new addition. He also stated that the stormwater discharge will not be directed to any of the adjoining neighbor’s property. In closing, Mr. Quirk stated that in his opinion, there will not be a negative impact by making the improvements to this dwelling, and that the proposed addition will fit in with the neighborhood.

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

Mr. Greco motioned, seconded by Mr. Gaita to approve the application as presented with the following “C” variance relief - Front yard setback at 19.85 ft. (existing and proposed), side yard setback at 4.80 ft. (existing and proposed); the following “D” variance relief – Floor Area Ratio at 39.58% (34.78% is existing). The Board finds that the applicant has no opportunity to acquire additional land and therefore the proposed improvements will have no negative impact to the public.

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

Nays: None

The Chairman declared the application Approved.

2. Long Hill Legal, LLC – 145 Long Hill Road, Block 178, Lots 6 & 7. Subdivision to permit two lots.

John Veteri, Jr., Esq., attorney for the applicant came forward to state that the applicant is proposing a minor subdivision/lot line adjustment approval with a “C” variance relief. He stated that this is a Victorian home built in 1898 with a 26,500 sq. ft. lot. He said that the home was currently purchased a few years ago and had significant structural issues and has undergone extensive repairs. Mr. Veteri presented to the Board exterior and interior photos of the recent renovations. He stated that this home is not registered as an historical property even though it was built in 1898. He said that the applicant is separating the two lots in order to sever off the historic home.

Mr. Frank Messineo, Architect for the applicant stated that the applicant is seeking a minor subdivision/lot line to permit two lots. The proposed Lot 7 (17,538 sq. ft.) will maintain the single-family dwelling (to be offered up for sale) and the proposed Lot 6 (8,716 sq. ft.) will be created to permit the construction of a new single-family dwelling. He stated that Lot 7 will require a variance for lot width of 98.38 ft. (100 ft. is required), and a variance for an accessory structure of a detached garage will be 2.2 ft. (6 ft. is required). He stated that Lot 6 will need the following variances: Lot area of 8,716 is proposed (15,000 sq. ft. is required), Lot width of 51.51 ft. is proposed (100 ft. is required), and Floor Area Ratio of 31% is proposed (25% is maximum). He stated that the applicant is proposing a reasonable separation between the two lots.

The meeting was opened to the public for questions of Mr. Messineo. Several members of the public came forward to state if there was a dry well proposed on the plans per Township requirements (yes), when will the project begin and how long will it take (no rush for the new home to be built, the historic home will be sold), will they be doing any blasting which will affect their older homes (the soil has to be tested first to see if they can blast), will there be trees taken down or will they try to save as many as they can (some will be saved, have to find out who owns them). No others coming forward, this portion of the meeting was closed to the public.

The Board stated that Lot 6 is very undersized and as a condition of this subdivision/lot line adjustment approval, the applicant must acquire additional land from the Township or return to the Planning Board and seek the appropriate relief. Mr. Veteri stated that if surrounding property becomes available to the applicant, he would be interested in expanding the lot area for Lot 6 and will return to the Board for approval before beginning construction. Mr. Veteri identified several properties surrounding these two lots as having deficiencies in lot width and lot depth. He further stated that saving and restoring an historic home would be a benefit to the community.

This portion of the meeting was opened to the public for general questions. Issues with the blasting was addressed and this portion of the meeting was closed to the public.

Mr. Greco motioned, seconded by Mr. Gaita to approve the application as presented with the following variances: Lot 7: "C" variance for lot width at 98.38 ft., and a "C" variance for accessory structure (2.2 ft. setback) for the detached garage. As to Lot 6: "C" variance for lot area at 8,716 sq. ft., "C" variance for lot width of 51.51 ft. , and no development of a dwelling or blasting to be done until additional property is purchased.

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

Nays: None

The Chairman declared the application Approved.

Old Business: None

New Business: None

Approval of the Bills: None

Adjournment: 9:37 P.M.