

*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
October 1, 2020**

Members Present:	W. Kilpatrick (Chairman) C. Gaita J. Strothers K. Barry L. Damiano M. Seber D. Cataldo (1 st Alt.) R. Corage (2 nd Alt.)	Also Present:	Richard Briigliodoro, Esq. Thomas Lemanowicz (Engineer) Valerie Laky (Board Secretary)
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Members Absent:	R. Greco (V. Chairman) Mayor James Damiano Anthony Sgobba (Councilman) D. Damiano (3 rd Alt.) M. Pocius (4 th Alt.) Jeffrey Janota (Planner)
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The “virtual” 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, placed on the bulletin board in the Municipal Building, filed with the Township Clerk, and posted on the Little Falls Township website.

The Chairman stated that the application for Lou and Mindi Bekiri will not be heard tonight and will be carried to the next regular meeting of the Board.

Council to Address the Board: Council stated no one came forward to address the Council with any concerns at this time.

Approval of Minutes: September 3, 2020

Mr. Rocco motioned, seconded by Ms. Cataldo to approve the minutes of the September 3, 2020 regular virtual meeting of the Board and to strike out the sentence on page 2, paragraph 6 (“It was recommended by the Board that this should be a 2-way street wide enough for the fire department”).

Poll of the Board: Ayes: Gaita, Strothers, Barry, Seber, Cataldo, Corage, and Chairman Kilpatrick
Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

There were no resolutions to approve.

APPLICATIONS:

1. Sami Zeidan – property located at 5 Camp Bal Place, Little Falls, and identified on the Township Tax Map as Block 165, Lot 11.01. The applicant seeks variance relief in order to expand the second floor of the existing residential dwelling.

Nissir Almukhtar, Architect for the applicant came forward and remains under oath to state that the applicant purchased the premises as a one-family (mother/daughter) home although it has 2 separate entrances. He stated that his brother-in-law and girlfriend reside on the second floor. They were required to remove the oven and recap it at the time of purchase as to not have it as a two-family dwelling. He stated that they are proposing to add an extension over the garage and to add two more bedrooms. He said they are not increasing the footprint of the home, just the area (600 sq. ft.). The home will have a total of 6 bedrooms when complete. No bathroom is proposed.

It was suggested at the September meeting that the applicant retain an attorney and to get a planner and come back to the Board to present his application further. Mr. Almukhtar stated that the applicant could not afford to bring a Planner. He further stated that the applicant removed the second kitchen and feels this would be acceptable to the Board.

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

Mr. Almukhtar presented several pictures of neighboring homes in the area showing the Board Members that all of them had similar extensions as per the applicants' request.

Mr. Zeidan came forward to state that he took out the 2nd kitchen in the house. He wants to stay in Little Falls for life. He can show no negative impact this application would have on the neighborhood, and the building footprint will not be any larger than the existing footprint of the house as shown with presented pictures of neighboring homes. He also agreed that this home cannot be sold (if and when) other than a single-family home.

Mr. Barry motioned, seconded by Ms. Strothers to approve this application as presented and with the approved variances outlined by Richard Briigliodoro, Esq. in the Resolution.

Poll of the Board: Ayes: Gaita, Strothers, Barry, Seber, Cataldo, Corage, and Mr. Kilpatrick

Nays: None

The Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: None presented

Adjournment: 7:55 P.M.