

*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
December 3, 2020**

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

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 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: Council stated no one came forward with any concerns at this time, and thanked the Board Members and staff for all their hard work throughout the year.

Approval of Minutes: November 5, 2020

Mr. Gaita motioned, seconded by Mr. Barry to approve the minutes of the November 5, 2020 regular virtual meeting of the Board.

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

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. Lou and Mindi Bekiri – 130 Lincoln Avenue, Little Falls, NJ (Block 142, Lot 5).

Mr. Barry motioned, seconded by Mr. Gaita to approve the resolution as presented.

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

Nays: None

The Chairman declared the resolution APPROVED.

APPLICATIONS:

1. Christine and Pablo Gonzalez – property located at 31 Notchcroft Drive, Little Falls, NJ, Block 171, Lot 42. Variance relief in connection with construction of an addition to a single-family house.

The applicant was not represented by legal counsel. Mr. Gonzalez came forward and was sworn in to testify. He stated that his home consisted of a single-family ranch-style home, and that the first floor had 3 bedrooms, a living room, dining room, bathroom and kitchen area. There is a basement and a 1 car garage as well. He stated that they are proposing to expand the rear of the home, but will maintain the existing side yard setbacks. He also stated that there is no expansion proposed for the garage (either above or behind it). With the expansion from 1,000 sq. ft. to 1,500 sq. ft., he is proposing a living room, bathroom, 3 bedrooms including a master bedroom with a walk-in-closet, and a new bathroom. The living room, dining room and kitchen area will be expanded. The applicant said the expansion to the house compares in size to most of his neighbors, and there are some neighbors with larger homes.

The Board Engineer, Mr. Lemanowicz, suggested that all roof runoff be directed to a single infiltration system. As it stands, the infiltration systems are of different sizes. The applicant agreed to submit revised plans for the roof proposal runoff.

Board Member, Joan Strothers, asked the applicant if there was central air in the home. Mr. Gonzalez responded yes. She stated that the unit was not shown on the plans. He stated that he will be relocating the unit behind the house. The Board recommended screening and will need approval of that screening from the Board's Engineer.

The Board and the Applicant agreed that two (2) bulk or "c" variances were needed for this application as follows: Lot depth - whereas 116.60 ft. is existing and proposed (minimum is 120 ft.), and side yard setback - whereas 6.90 ft. is existing and proposed (minimum is 10 ft.). The Applicant has shown that the proposed addition will not be detrimental to the public, and will not impair the purpose of the Zoning Ordinance.

At this time, the meeting was opened to the public for any questions of the Applicant. No one coming forward, this portion of the meeting was closed to the public. No more questions from the Board, the meeting was closed, and opened for a motion.

Mr. Greco motioned, seconded by Mr. Barry to approve this application as presented with the approved "c" variances for lot depth of 116.60 ft. (which is existing), and side yard setback of 6.90 ft. (which is also existing). He said that the Applicant has satisfied the burden of proof. Also, the Applicant must revise the plan of roof runoff to be directed to a single infiltration system, and shield the air-conditioner condenser unit after relocating it to behind the house with the approval of the Board's Engineer.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Barry, L. Damiano, Councilman Sgobba, Seber, Cataldo
and Chairman Kilpatrick

Nays: None

The Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: None presented

Adjournment: 7:49 P.M.