

Township of Little Falls
County of Passaic
New Jersey

Tel: (973) 256-0170

Municipal Building
225 Main Street
Little Falls, New Jersey

**LITTLE FALLS PLANNING BOARD
MINUTES OF REGULAR MEETING OF**

September 3, 2015

Members Present: R. Grecco
J. Strothers
W. Kohlman
W. Kilpatrick (Vice Chairman)
W. Van Houten (Chairman)
J. Reilly (1st Alt.)
R. Kostroski (2nd Alt.)
B. Liscio (3rd Alt.)
AJ Alvarez (4th Alt.)

Also Present: D. Lindsay
J. Bryce, Esq.
V. Laky
J. Macones
L. Fontana

Members Absent: M. Fojut
L. Dearani
J. Janota
Mayor D. Conti

Before the meeting was called to order, Attorney James Bryce announced that the Board has a new member. AJ Alvarez, was sworn in as the Fourth (4th) Alternate.

The meeting was called to order at 7:30 p.m. by the Chairman stating at least 48 hours advance notice of this meeting was given to The Herald & News, placed on the bulletin board in the Municipal Building, and filed with the Township Clerk.

Sattelberger, Walter & Irene – 147 & 149 Browertown Road. Minor Subdivision (aka lot line change).

Larry I. Wiener, Esq., attorney for the applicants came forward to state that the applicant is proposing the reconfiguration of two (2) existing lots by the adjustment of the lot line.

Fred Stewart, Engineer for the applicants came forward and stated that the subdivision will create no new development lots and there is no new construction proposed by the applicants. He stated that they will be relocating the lot line just shifting the boundary line between the lots, creating an easement in the driveway

between the two lots. He also stated that they have received Passaic County approval because this is located on a county road.

Ms. Sattelberger came forward and stated that she owns both lots and will be selling the property located on 149 and wants to conform the two lots before she sells the one.

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

Mr. Grecco, seconded by Mr. Kilpatrick, stated that he finds no negative criteria for the application for a minor subdivision and that the applicant is to provide the Board Attorney with the driveway easement for his review and approval, and thereby approves this application as presented.

Poll of the Board: Ayes: Grecco, Strothers, Kohlman, Kilpatrick, Van Houten, Fontana, Reilly, Kostroski,
Liscio
Nays: None

The Chairman declared the application APPROVED.

Warren Damiano & Alfred Apello – 63-69 Lower Notch Road. Minor subdivision (lot line change).

Warren Damiano, Esq. came forward to state that he is proposing the reconfiguration of two (2) existing lots by the adjustment of the lot line to correct an existing encroachment of improvements for Lot 8 which are located on Lot 9. He stated that this adjustment will not create new development lots. He said that both of the lots contain residential dwellings with accessory structures. He also stated that Lot 9 will have a new driveway, new parking areas and new drainage pit area. He stated that Mr. Lindsay's concerns have been addressed and the shed was already moved, the driveway will be asphalt paved, there will be a 6ft fence provided as to block any lighting to the neighbors, etc. He also said that an easement will be necessary on Lot 8, and therefore, will be submitted to Mr. Bryce for his review and approval.

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

Mr. Kilpatrick, seconded by Mr. Grecco, stated that he finds no negative impact with the subdivision as presented and that the applicant is to provide the Board Attorney with the driveway easement for his review and approval, and thereby approves this application as presented.

Poll of the Board: Ayes: Grecco, Strothers, Kohlman, Kilpatrick, Van Houten, Fontana, Reilly, Kostroski,
Liscio
Nays: None

The Chairman declared the application APPROVED.

Breitwieser, Andrea & Thomas – 83 Van Ness Avenue – Expansion of non-conforming use.

Mr. & Mrs. Breitwieser came forward to state that their family is expanding and they are proposing to expand their existing single family dwelling and accessory detached garage structure and construct a new extension of the dwelling over the existing garage to create a larger home. They stated that the lot non-conformities will remain unchanged, but the new dwelling will create a new variance, the requirement will be for a 10ft side yard setback where 5.4 ft. is provided. They stated that the driveway and garage will provide the minimum off street parking for two (2) cars.

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

Mr. Kilpatrick, seconded by Mr. Grecco, stated that he finds no negative impact with the proposed application as presented and with the Building Inspector's approval as presented.

Poll of the Board: Ayes: Grecco, Strothers, Kohlman, Kilpatrick, Van Houten, Reilly, Kostroski,
Nays: None

The Chairman declared the application APPROVED.

Old Business:

New Business:

Approval of the Minutes: for August 6, 2015.

Mr. Kilpatrick, motioned, seconded by Mr. Fojut to approve the Minutes of the August 6, 2015 meeting.

Poll of the Board: Ayes: Grecco, Strothers, Kohlman, Kilpatrick, Van Houten, Kostroski, Liscio
Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Resolutions: 1. Verizon Wireless (75 Newark Pompton Tpk) 2. Verizon Wireless (101 E. Main St.)

Mr. Kilpatrick, motioned, seconded by Mr. Grecco to approve the Resolutions as presented.

Poll of the Board: Ayes: Grecco, Strothers, Kohlman, Kilpatrick, Van Houten,
Nays: None

The Chairman declared the Resolutions Approved.

The meeting was adjourned at 8:30 P.M.