

*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**

October 1, 2015

Members Present: M. Fojut  
J. Strothers  
W. Kohlman  
L. Dearani  
W. Kilpatrick (Vice Chairman)  
W. Van Houten (Chairman)  
B. Liscio (3<sup>rd</sup> Alt.)  
AJ Alvarez (4<sup>th</sup> Alt.)

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

Members Absent: R. Grecco  
J. Reilly (1<sup>st</sup> Alt.)  
R. Kostroski (2<sup>nd</sup> Alt.)  
J. Janota  
J. Macones

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.

The Chairman stated that St. Agnes Episcopal Church (application for a use variance for office use) has notified the Board that it does not wish to proceed with their application and, therefore, seeks to withdraw same. The Planning Board has granted their request.

**Ralph Nuzzo** – Wood Road – Subdivision.

Mr. Ralph Nuzzo came forward to testify that he is requesting a final subdivision approval from the Board and that he thought it has expired and was requesting to be heard for some time from the Board. Attorney Bryce stated that his research of this application and its Resolution that there is an extension act which is adopted by the state and is in effect until December 31, 2015. Therefore, it is still an active approval and still is valid for Mr. Nuzzo to proceed and finalize, signed and filed, or sign for a bond to have the plat finalized. He stated that the neighbors were served with the property notice with regard to a whole new application and is prepared to go forward at this time.

The Board stated that because of the extension act, review and re-approval of the subdivision, Mr. Nuzzo must re-notice the public giving proper notice. The Board and the public have a right for review. The Attorney stated that his application should just show the certain concerns of relief specificity because his subdivision is still valid.

Mr. Nuzzo agreed and has stated that he will re-notify the public and will present his application before the Board at their next meeting.

### **Notch Road/Jackson Lane** – Site Plan.

Robert P. Travers, Attorney for the applicant came forward to state that because of the adoption of the Medium Density Residential (MDR) Zone, the applicant is now applying for a approval of a 15-unit multi-family structure with a complying affordable 20% set aside (three (3)) units.

Calisto Bertin, Professional Engineer for the applicant came forward to state that the applicant is proposing to demolish an existing structure fronting on Lackawanna Avenue (Jackson Lane) with onsite parking, utilities and site improvements. He said that the applicant is proposing a 15 unit residential building with 2 floors and each section consists of three (3) units (2 on the bottom and 1 on top). There will be 17 garages and 14 spaces on the premises for a total of 31 spaces. They are proposing a 15ft. buffer with retaining wall near residential neighbors with evergreen trees. The Board stated that instead of 4ft trees that the applicant use 10 – 12 ft trees instead to begin with. There is only one staircase in and out of the units. He also stated that there is another floor above the second floor unit, but the Board stated that the building department will have to review if this is an approved code. He said that some LED decorative pole lights are proposed in the back area of the premises, otherwise, lights will be fixed on the building with no lighting in the back of the building. All utilities will be accessed from Lackawanna Avenue. He stated that four (4) parking spaces are proposed in the front of the building and a variance will be needed. Also, because a density variance will be needed to include 15 units, the Board requested that the applicant reduce the application by 1 unit to 14 units to provide for more space on the premises and be in compliance with the density issue.

Mr. Travers asked if the Board will proceed with the application and poll of the Board stating in the Resolution the change of the 15 units to 14 units. Mr. Bryce said that the public should be noticed of the amendment to the application and recommends that this application be carried until the applicant has done so. Mr. Travers said that his applicant will agree to same and notice the public of the changes.

This portion of the meeting was opened to the public for any questions or statements. Several members of the public came forward to state their concerns regarding moving the trash compact containers from his side adjacent to the premises to the south side of the premises. Questions regarding suitable soil fill and if this area was in a flood zone, and what were the materials for the roofing and garage doors being used? No others coming forward, this portion of the meeting was closed to the public.

There were several issues that the Board presented to the applicant, i.e., has the fire department reviewed their plans? Taller shrubs and trees to be planted to begin with, moving the trash containers, and improving the 10ft drop at the rear of the building. Also, the Board stated that they will need responses from the Fire Department and the Tree and Shade Commission, as well as the Police Department regarding their review of this application.

Mr. Kilpatrick motioned to carry this application to the next regular meeting of the Board, seconded by Mr. Dearani. All present were in favor. The Chairman declared the application adjourned.

**Old Business:**

**New Business:**

**Approval of the Minutes:** for September 3, 2015.

Mr. Kilpatrick, motioned, seconded by Mr. Kohlman to approve the Minutes of the September 3, 2015 meeting.

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

The Chairman declared the Minutes Approved.

**Approval of the Bills:** As presented.

**Resolutions:** 1. Sattelberger 2. Damiano/Apello 3. Breitwieser 4. St. Agnes Church

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

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

The Chairman declared the Resolutions Approved.

The meeting was adjourned at 10:30 P.M.