

*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
March 4, 2021**

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

Members Absent: J. Strothers
Anthony Sgobba (Councilman)

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 stated no one came forward with any concerns relating to the Planning Board at this time.

Approval of Minutes: February 4, 2021

Mr. Gaita motioned, seconded by Mr. Barry to approve the minutes of the February 4, 2021 regular virtual meeting of the Board.

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

Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

There were no resolutions to approve at this meeting.

APPLICATIONS:

1. Little Falls School Superintendent Tracey Marinelli Referendum Presentation for Upcoming Improvements to School Facilities.

Vittorio LaPira and Tracey Marinelli were both sworn in to state the proposed improvements to School #1, School #2, and School #3. The Board listened to their proposal and were only able to make recommendations at this time.

Mr. LaPira stated that they were only in the early stages of the design for these proposals and will need the Department of Education approval before coming back to the Board. All adjacent property owners were notified and there are no plans and no measurements because they are still on conceptual stage.

Ralph Walker, Architect for the applicant came forward to give the Board a brief overview referendum regarding the three (3) schools/facilities. He stated that their goal is to increase areas of need including pre-school classrooms.

School #2 (78 Longhill Road) Grades K through 2 – A site plan shown to the Board provided a new classroom addition (proposed 2nd story addition (approx. 8,000 sq. ft.), and small outdoor dining area. He stated that the addition will be consistent with the width and height of the existing building and will include a new media and cafeteria as well as new classrooms. This addition will be located at the rear of the existing building.

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

School #3 (560 Main Street) Grades 3 and 4. A site plan shown provide a one-story addition of 2,000 sq. ft. which included a single classroom used as an environmental classroom.

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

School #1 (32 Stevens Avenue) Grades 5 through 8. Mr. Walker indicated that this proposal has the most significant impact with an addition to the rear of the school and will take up about 40% of the outdoor property. It will also include significant interior renovations, but minor renovations to the exterior. The renovations will take place to the gym and cafeteria areas. They are also proposing a new auditorium at the rear of the premises which will make the auditorium available to the community as well as the other Little Falls schools. He stated that the interior will occur in phases with the first major one to the new auditorium. They are also proposing improvements to the mini soccer field and basketball courts, and all improvements are keeping within the 10ft. set back.

Mr. Greco asked if this was one referendum, or are they presenting this proposal as separate referendums for each of the schools. Ms. Marinelli stated that this is one referendum. When asked about the expense of these projects, she stated that the State has money for these projects which they are expecting to be matched, and the total maximum cost is approximately \$25 - \$39 Million with available grants and the State matching).

The following were the Board's recommendations:

- a. (School #1) Stevens Avenue - Moving the cafeteria to be consistent with the 10 ft. setback.
- b. Upgrading the HVAC in the existing buildings with the renovated classrooms and renovating the restrooms along with the boiler rooms and exchange units.
- c. Take into consideration the parking for the increasing staff including the parking for the handicap.
- d. Even though the fire and police departments were present at the preliminary meetings, take into consideration the access for the fire and police departments.

This portion of the meeting was opened to the public for questions. Several questions were asked as to the timing of the project from beginning to end. (answer: Beginning in fall of 2022 to 2024). Will parking be impacted on Ridge and Walnut Streets? They will revisit at a later time. Why a big auditorium instead of more classrooms? The need is for the performing arts classes. Will the water table shift throughout the process? Any new work will require them to do an onsite discharge of excess water.

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

At this time, Derek Damiano recused himself from the next application.

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

John Veteri, Jr., Esq., attorney for the applicant came forward to state that all publication and notices were sent. He stated that the craftsman style home is located in a single-family residential zone and therefore two-family homes are not permitted. However, he said, this is a pre-existing non-confirming use and is therefore permitted. He stated that they are proposing a bump-out/dormers in the back of the dwelling and demolishing an existing garage, and proposing a new garage replacement. He said that the garage is to house the applicant's collected corvette cars and is proposed larger than a typical two-car garage.

David Bilow, Architect for the applicant came forward to state that the applicant is requesting a variance relief for an addition to an existing two-family home and the construction of a new detached garage. He stated that they are proposing two smaller dormer additions on the north and south side of the rear of the second floor. Each dormer would be less than 30 ft. each. He said that one dormer unit will provide a full height bathroom with a small laundry area. The kitchen will be renovated and they are proposing a pantry area as part of the second dormer. He stated that and they are not proposing any changes to the ground floor. As to the garage, he stated that the existing garage was in poor shape. The applicant wants to replace it with a 24 x 37 ½ ft. metal structure. He was asked if they considered vinyl siding instead of metal? It was suggested that the applicant obtain ice cleats to address the issue of snow and ice accumulation on the proposed metal roof. He stated that the proposed garage was large enough to store 5 cars.

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

Mr. Veteri stated that the applicant is seeking two "c" variances. One for building coverage (30% and 25.7% is existing and 32.7% is proposed), Accessory building side yard setback (10 ft. is existing and 6.2 ft. is proposed), and two "d" variances, expansion of a pre-existing non-confirming

use and floor area ratio (30% is permitted and 37.35% is existing and 44.89% is proposed). Mr. Veteri explained that the total area of the expansion is less than 60 sq. ft. and the actual improvements are approx. 58 sq. ft. He said the purpose of the expansion is not to increase density or intensity. No additional bedrooms are being included. He said this proposal will, in fact, improve stormwater management by providing a dry well to the area.

The Board at this time questioned the size of the proposed new garage. What cars will the garage be housing? Based upon discussions, the applicant agreed to reduce the size of the proposed garage by approx. 4 ft. (24 x 33 ft.), and that the garage would be a framed structure not a fabricated building, and it will become compliant with the 10ft. side yard setback (eliminating a variance).

Mr. Greco motioned, seconded by Mr. Gaita to approve this application as presented with two smaller dormers, one on the north side rear of the second floor and one on the south side rear of the second floor. Also, a "D" variance for expansion of a pre-existing non-conforming use, floor area ratio (FAR) relief (the garage is reduced thus 43.5% is proposed); and "C" variances for lot area (7,202 sq. ft. is proposed), lot width (50 ft. is proposed), front yard setback (21.02 ft. is proposed), side yard setback (4.33 ft. is proposed), and building coverage (32.7% is proposed), installation of a dry well, and the facade will stay consistent with the surrounding neighborhood. And the applicant is to reduce the size of the proposed garage and provide a frame garage and siding to match the existing home to be consistent with the neighborhood.

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

Nays: None

The Chairman declared the application Approved.

3. **Notch Road/Jackson Lane, LLC** - 634-636 Lackawanna Avenue (Jackson Lane). Block 185, Lot 5. MDR Zone. Site plan for Multifamily units, 8 Townhomes and 6 Apartments. ***The Chairman stated that this application will not be heard tonight as there was a problem with notice. The applicant will have to re-publish and notice for the future hearing of the Board.***

Old Business: None

New Business: None

Approval of the Bills: None

Adjournment: 9:22 P.M.