

*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  
MINUTES OF REGULAR MEETING OF  
July 11, 2019**

Members Present: W. Kilpatrick (Chairman) Also Present: Richard Briigliodoro, Esq.  
R. Greco (V. Chairman) Michael Cristaldi (Engineer)  
C. Gaita Valerie Laky (Board Secretary)  
K. Barry  
L. Damiano  
Anthony Sgobba (Councilman)  
M. Seber  
D. Cataldo (1<sup>st</sup> Alt.)

Members Absent: J. Strothers  
Mayor James Damiano  
R. Corage (2<sup>nd</sup> Alt.)  
D. Damiano (3<sup>rd</sup> Alt.)  
M. Pocius (4<sup>th</sup> Alt.)

The meeting was called to order at 7:00 p.m. by the Vice 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.

**Council to Address the Board:** No residents coming forward with any concerns for the Planning Board.

**Approval of Minutes:** June 6, 2019

Mr. Barry motioned, seconded by Mr. Gaita to approve the minutes of the Board for June 6, 2019.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Seber

Nays: None

The Chairman declared the Minutes Approved.

**RESOLUTIONS:**

**None.**

**APPLICATIONS:** *At this time, Councilman Sgobba excuses himself.*

**1. Tedesco, Melissa - 115 Donato Drive (Block 43, Lot 16). Construction of a new single family house requesting a floor area ratio variance.**

Mr. John Veteri, Jr., Esq. came before the board to state that the applicant is seeking floor area ratio (FAR) variance relief in order to construct a new single-family dwelling on the subject property which is located in the R-1B zone. He stated that the home is not large enough for the couple. He stated that there are pre-existing non-conformities, which are grandfathered in, all other setbacks are in conformity, and none of these will effect the result of the proposed development and as such, no variance relief is required. However, the applicant is proposing a FAR of 45.81% (whereby the maximum FAR is 30%).

John Bryjack, Architect for the applicant came forward to state that he has reviewed the plans and the applicant is proposing a two and one-half story wood frame dwelling (height of 26.73 ft.) (maximum height is 35 ft.) with a front porch and a portico, in order to enhance the front of the dwelling. Also proposed is a paver patio in the rear of the dwelling. He further stated that the interior will consist of a living room, dining room, kitchen, dinette and powder room on the first floor, and the second floor will have four (4) bedrooms, two (2) bathrooms and a laundry room. He said that two (2) air conditioning condensing units will be located on the side of the dwelling and no variance relief will be needed for their placement in that area. He said with regard to the stormwater management system, this will tie into the system on Donato Drive, and a seepage pit will be installed if required by the Board's engineer upon review of storm water calculations to be presented by the applicant.

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

Mr. Bryjack, also a licensed Planner for the applicant further stated that the positives of this application outweigh the negatives with regard to the development of this application.

This portion of the meeting was open to the public for questions of Mr. Bryjack as the Planner. No one coming forward, the meeting was closed to the public.

Mr. Veteri came forward to give his summary of the application. He stated that this design will benefit the neighborhood and will have an overall good functioning system to the property. It will provide for 4 cars to be parked on the premises, relieving street parking. In his opinion, he sees no negative aspect for the construction of this application.

Mr. Greco, seconded by Mr. Gaita to approve this application as presented with a Floor Area Ratio of 45.81%, and that the applicant is to provide the Board engineer with storm water management calculations, and to install any reasonable storm water management measures as or if required by the Board engineer.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. DAMiano, Seber, Cataldo, Kilpatrick

Nays: None

The Chairman declared the application Approved.

Attorney Veteri asked the Board if his applicant can begin work prior to the memorializing of the Resolution for his applicant.

Mr. Greco, seconded by Mr. Seber to approve the start of the work for this applicant prior to the resolution being memorialized by the board.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. DAMiano, Seber, Cataldo, Kilpatrick

Nays: None

The Chairman declared the request of Attorney Veteri Approved.

**OLD BUSINESS:** none

**NEW BUSINESS:** None

**Approval of the Bills:** None

**Adjournment:**