

*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**

December 6, 2012

Members Present: R. Grecco  
C. Gaita  
M. Fojut  
W. Kilpatrick  
W. Van Houten  
W. Kohlman (1<sup>st</sup> Alt.)  
H. Botbyl (2<sup>nd</sup> Alt.)  
L. Dearani (4<sup>th</sup> Alt.)

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

Members Absent: J. Strothers  
I. Lawson  
D. Radcliffe (3<sup>rd</sup> Alt.)

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.

**Raymond & Toni Damiano** – 47 & 51 East Main Street, Block 122, Lot 10 & 11. Site Plan approval for the expansion of an existing dwelling. Variances are needed.

Mrs. Damiano, the applicant, came forward to state to the Board that they are proposing the merger of two (2) developed lots, the demolition of an existing single family dwelling and construction of an addition to an existing 2 ½ story office building. She stated that they are proposing a 2,896 sq. ft. addition. She also stated that they are proposing 25 parking stalls, whereas 35 spaces are required.

Mr. Raymond Damiano came forward to state to the Board that the addition proposed is only for present staff purposes. They are not hiring any additional workers and therefore, the parking situation will remain the same and is adequate enough for the present practice.

Brian Shortino, Engineer for the applicant came forward to state that the side yard setback is an existing 7 ½ ft. They are not intending to cut down any trees and the existing drainage and the new drainage will be

combined into the dry well in front of the building. He passed around a rendering which shows the existing building and the parking spaces proposed.

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 motioned, seconded by Mr. Gaita, to approve this application as presented.

Poll of the Board: Ayes: Grecco, Gaita, Fojut, Kilpatrick, Kohlman, Botbyl, Van Houten  
Nays: None

The Chairman declared this application APPROVED.

Old Business:

New Business:

**Approval of the Minutes:** for October 4, 2012.

Mr. Kilpatrick motioned, seconded by Mr. Gaita to approve the Minutes of the October 4, 2012 meeting.

Poll of the Board: Ayes: Gaita, Kilpatrick, Kohlman, Dearani, Van Houten  
Nays: None

The Chairman declared the Minutes Approved.

**Approval of the Bills:** There were no bills presented.

**Resolutions:** 1. Snapology 2. Dahlquist

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

Poll of the Board: Ayes: Gaita, Kilpatrick, Kohlman (as to Dahlquist only), Dearani, Van Houten  
Nays: None

The Chairman declared the Resolutions Approved.

The meeting was adjourned at 8:43 P.M.