

*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**

November 5, 2015

Members Present: R. Grecco  
M. Fojut  
J. Strothers  
W. Kohlman  
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  
J. Macones

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

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.

*Not being able to vote on these applications, Mayor Conti and Councilman Fontana excused themselves from the Nuzzo Application and the Galorenzo Application.*

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

Mr. Ralph Nuzzo came forward to testify that he has made proper notice to the public and is prepared to go ahead with his application. Mr. Bryce, after reviewing the publication notice stated that the notice to the property owners was sufficient in itself, but that the publication was insufficient, lacking sufficient information and not showing the relief of the conditions sought in this application. Mr. Bryce stated that proceeding at this time, and if a third party questions the merits of the publication, it will be considered null and void and the applicant will have to re-apply to the Board for its application. Mr. Nuzzo stated that he was aware of the questionable deficient notice of publication and not the notice itself, and is willing to proceed with the application. The Board stated that because the Board would be at risk, they would need an engineer's report showing what the applicant is requesting at this time. Mr. Nuzzo proceeded to go through the previous Resolution stating that the "turnaround" on the property is the issue at hand. He stated that he

sees no problem with vehicles turning around, but now he is required to get a "fee interest" or an easement to make turns. He tried to get the Cabin owners to agree to an easement, but they said no, and that Cabin was sold to Montclair State University.

Mr. Lindsay stated that the waterlines can be problematic. They want to loop the lines and prevent dead ends. He also said that some form of turnaround should be provided.

This application was then adjourned to the next regular meeting of the Board in order for the applicant to change the wording of the public notice.

This portion of the meeting was opened to the public. Donald Radcliffe came forward to state that he is concerned with the water pipe going into the city road. If it is small, it could cause a problem on his property. No others coming forward, this portion of the meeting was closed to the public.

This application will be heard at the next regular meeting of the Board in December.

**Marie Galorenzo** – 5 Hudson Street. Addition with side set back variance.

Ms. Galorenzo came forward to state that she is seeking variance relief of the Little Falls Zoning Ordinance to permit a 400 sq. ft. (20 ft. x 20 ft.) addition and handicap accessible ramp to the rear of her home, which is on an undersized lot for the care of her handicapped brother. Variance relief is required because of the pre-existing non-conforming condition of the property size. She stated that as a result of the addition, the side yard setback would be further decreased and will have a setback of 4.82 ft. (10 ft. is required). Also, the floor area ratio would be 35.6% (30% maximum is required). She state that she did not believe that the variance required would have a negative impact on her neighbors or the surrounding district.

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

Mr. Kilpatrick, motioned, seconded by Mr. Grecco to approve this application as presented, showing no negative affect to the neighbors, with two (2) variances for side yard set back of 4.82 ft. and floor area ratio of 35.6%.

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

**Old Business:**

**New Business:**

**Approval of the Minutes:** for October 1, 2015.

Mr. Kilpatrick, motioned, seconded by Mr. Kohlman to approve the Minutes of the October 1, 2015 meeting.

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

The Chairman declared the Minutes Approved.

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

**Resolutions:** None.

The meeting was adjourned at 9:30 P.M.