

*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 5, 2013

Members Present: R. Grecco
C. Gaita
M. Fojut
J. Strothers
W. Kohlman
W. Kilpatrick (Vice Chairman)
W. Van Houten (Chairman)
L. Dearani (1st Alt.)
J. Reilly (3rd Alt.)

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

Members Absent: J. Switzer (4th Alt.)
E. Bennett (2nd Alt.)
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.

Public Hearing re: 2013 Master Plan Re-Examination Report – prepared for the Little Falls Planning Board, by Jeffrey Janota, Consulting Planner, drafted on October 28, 2013 for the adoption, revision or amendment of the Report.

Mr. Janota came before the Board for approval by the Planning Board for a vote and resolution for adoption of the 2013 Master Plan. He presented the Board with a summary report and slide show outlining the recommended changes and updates of the Planning Board meeting of November 7, 2013, recommendations for the Master Plan or Development Regulations regarding local re-development and housing law. He stated that the changes and updates will be conducted with the County for their prospective input to reflect the changing needs of the Township.

This portion of the meeting was opened to the public. Several members of the public came forward questioning whether Montclair State was paying taxes to Little Falls, and a discussion was opened with regard to affordable housing and housing regulations for homes rented to Montclair students by limiting the amount of tenants and number of cars, and have there been an increase in variances needed, and to what extent can an ordinance be set for property owners to keep their premises in kept conditions. It was also discussed that sidewalks were needed and not just repaired. No others coming forward for discussion, this portion of the meeting was closed to the public.

Rose Street was also discussed whereas the Board stated that it was a viable area for buildings, which will bring in taxes for the Township. The Board asked that this area be considered for profit instead of zoning it for wetlands. The Board feels that it can be used for development and does not want to change the zone for Rose Street.

At this time, Mr. Bryce read aloud the proposed Resolution to the Board, which stated that the Master Plan should be amended to allow the changes to reflect the changing needs of the Township of Little Falls.

Mr. Kilpatrick motioned, seconded by Mr. Fojut to approve the Resolution prepared by Mr. Bryce whereby stating that the Board agrees to adopt the 2013 Master Plan Re-Examination Report and amend the Township of Little Falls Master Plan to incorporate such recommendations and conclusions contained in said Report.

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

The Chairman declared the Resolution APPROVED.

Rivero, Hamlet: 226 Long Hill Road. Application for rear deck extension with bulk area variances.

Mr. Rivero, the applicant, came forward to state that he is seeking a variance for an extension of a deck 6 ft. He indicated that the deck extension would result in a rear yard setback of 7.6 ft. (35ft is required). He stated that he has discussed this extension with his surrounding neighbors and no one has objected to his proposal. He stated that he is proposing this deck extension to make his yard more usable to his children who cannot play in the yard due to a lot of deer tick, and especially the contours existing thereon.

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. Kilpatrick motioned, seconded by Mr. Grecco, to approve the application as presented. The Board further noted that the expansion of the deck promotes an appropriate development of the land for an enhanced residential use and is not a detriment to the zoning ordinance or zone scheme, and will not impact the character of the neighborhood.

Poll of the Board: Ayes: Grecco, Gaita, Kilpatrick, Fojut, Strothers
Nays: Kohlman, Van Houten

The Chairman declared the application APPROVED.

Old Business:

New Business:

Approval of the Minutes: for November 7, 2013.

Mr. Kilpatrick, motioned, seconded by Mr. Gaita to approve the Minutes of the November 7, 2013 meeting.

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

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Mr. Kilpatrick, motioned, seconded by Mr. Grecco to approve the bills as presented.

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

The Chairman declared the bills Approved.

Resolutions: None

The meeting was adjourned at 10:00 P.M.