

**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
December 5, 2024**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano
K. Barry (V. Chairman) Anthony Sgobba (Councilman)
L. Damiano Richard Brigliadoro, Esq.
D. Cataldo Michael Kobylarz (Engineer)
M. Seber Valerie Laky (Secretary)
Dr. Abdi (1st Alt.)
Ahmad Awawdeh (2nd Alt.)
J. Ariemma (4th Alt.)

Members Absent: R. Corage
M. Pocius
R. Doland (3rd Alt.)
Sanyogita Chavan (Planner)

The meeting of the Planning Board was called to order at 7:00 p.m. by Chairman Kilpatrick stating at least 48 hours' advanced notice of this meeting was given to The Herald & News, The Bergen Record, the Little Falls website, and filed with the Township Clerk.

Council to address the Board: No one came before the council with comments for the Planning Board. It was announced that the originally scheduled Planning Board meeting on January 2, 2025 has been moved to January 9, 2025 due to proximity of the Holiday.

Approval of Minutes – November 7, 2024

Ms. Cataldo motioned, seconded by Mr. L. Damiano to approve the minutes of the November 7, 2024 meeting of the Board as presented:

Poll of the Board: Ayes: Barry, L. Damiano, Cataldo, Mayor Damiano, Councilman Sgobba, Dr. Abdi, Ariemma and Chairman Kilpatrick

Nays: None

The Chairman declared the minutes for November 7, 2024 APPROVED.

RESOLUTIONS:

1. Singac Volunteer Fire Company No. 3 – 517 Main Street. Block 53 Lot 3.

Mr. Barry motioned, seconded by Ms. Cataldo, to approve the Resolution as presented.

Poll of the Board: Ayes: Barry, L. Damiano, Cataldo, Mayor Damiano, Councilman Sgobba,
Dr. Abdi, Ariemma and Chairman Kilpatrick

Nays: None

The Chairman declared the Resolution APPROVED.

2. Township of Little Falls – 115 Main Street, 215 Route 23 and 201 Route 23 (Affordable Housing recommended by the Special Adjudicator).

Mr. Barry motioned, seconded by Councilman Sgobba, to approve the Resolution as presented.

Poll of the Board: Ayes: Barry, L. Damiano, Cataldo, Seber, Mayor Damiano, Councilman Sgobba,
Dr. Abdi, Awawdeh, Ariemma and Chairman Kilpatrick

Nays: None

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. FAWZI ABDELGANI -14 Lynn Place, Block 186, Lot 2. R 1-B Zone. Preliminary and Final Site Plan for Minor Subdivision with variances.

John J. Veteri, Jr., Attorney for the applicant came forward to state that the applicant is requesting a minor subdivision approval with ancillary “c” variance relief. He stated that the purpose of the application is to subdivide the existing lot (Lot 27) which will result in a two-lot subdivision (Lot 27.01 and Lot 27.02). Mr. Veteri stated that there is a single-family dwelling currently on Lot 27.01 which will be completely renovated. He says that the applicant is seeking the subdivision to create a single-family home on Lot 27.02. He stated that this new home will be a full renovation of the house with a Nantucket style. The applicant is proposing a two-car garage with parking for two additional cars in the driveway. He further stated that the old brick walkway will be removed to install a new walkway to the home, add Belgium block curbing and replace the rear section of the retaining wall for the property located at 10 Capalbo Avenue. He also said that the applicant will enhance the stormwater management measures to address any stormwater that may have a tendency to build up. Mr. Veteri stated that the applicant is also shifting the dwelling further west toward Lynn Place.

Anwar Alkhatib, Architect for the applicant came forward to state to the Board the revisions to the home as proposed. He said that shifting the home further west on Capalbo towards Lynn Place will improve the side-yard setback, allowing them to add additional trees and shrubs. He stated that the proposed Lot 27 is an existing oversized lot (which contains the existing dwelling). Lot 27.01 (requires the variance relief for; (a) lot area (minimum is 9,000 and 5,813 is proposed), (b) Lot width (75 ft. required and 74.97 ft. is proposed); and (c) Lot depth (120 ft. is required and 79.20 ft. is proposed). Lot 27.02 requires the variance relief for; (a) lot area (minimum is 9,000 and 8,475 is proposed), and (b) Lot depth (120 ft. is required and 74.97 ft. is proposed). He further stated that they are going to implement stormwater management measures on the site with some regarding to address the drainage and that a retaining wall not to exceed 3 feet high will be installed as to not impact the

neighbors. He addressed the Board Engineer's report with no objections and will comply with the Shade and Tree Commission of Little Falls.

This portion of the meeting was opened to the public. Several members of the public came forward to state their concerns with traffic, setback and rear yard setbacks. And the length of time the construction will take. After discussion and no other members coming forward, the meeting was closed to the public.

Mr. Barry motioned, seconded by Mr. Seber to approve the application as presented to the Board and that the Applicant get all outside approvals as needed for both lots, with the approval of the Shade and Tree Commission, installation of roof leaders, and Belgium block curbing, shifting the home to the west, additional plantings and install new driveway and walkways on Capalbo and replace the rear retaining wall.

Poll of the Board: Ayes: Barry, L. Damiano, Cataldo, Seber, Mayor Damiano, Councilman Sgobba,
Dr. Abdi, and Chairman Kilpatrick
Nays: None

The Chairman declared the application for Fawzi Abdelgani APPROVED.

There was a five (5) minute recess called at this time.

2. Lawrence A. Kramer and Catherine Brown - 6 Chilton Drive, Block 170, Lots 9.0, and 9 Inwood Drive, Lot 9.01. R 1-A Zone. Minor Subdivision/Lot Line Adjustment.

John J. Veteri, Jr., Esq., Attorney for the applicant came forward to state that the applicant is seeking a minor subdivision lot line adjustment to adjust the lot lines between the two lots and create an access easement from Inwood Drive to permit access to Lot 9.01. Mr. Veteri stated that the applicant is seeking to increase Lot 9.0 to 124,567.08 sq. ft., and Lot 9.01 will decrease in lot area to 23,057.81 sq. ft. (minimum lot area is 15,000 sq. ft.).

Laurie Anderson, Land Surveyor for the Applicant came forward to state that this application is for a lot line adjustment only. They are not creating any additional lots. Lot 9.0 currently contains a two-story dwelling with a detached garage and an in-ground pool. The applicant is not proposing any development on Lot 9.01 at this time. With the adjustment of the lot lines, a 30 ft. wide access easement to provide access to Lot 9.01 from Inwood Drive will be created.

This portion of the meeting was opened to the public. Several members of the public came forward to ask if the applicant is proposing to build on Lot 9.01? Not at this time. They also asked about the ability to control the stormwater runoff. This portion of the meeting was closed to the public.

Mr. Barry motioned, seconded by Ms. Cataldo to approve the application as presented to the Board for a minor subdivision lot line adjustment.

Poll of the Board: Ayes: Barry, L. Damiano, Cataldo, Seber, Mayor Damiano, Councilman Sgobba,
Dr. Abdi, Ariemma and Chairman Kilpatrick
Nays: None

The Chairman declared the application for Kramer/Brown APPROVED.

3. **TOWNSHIP OF LITTLE FALLS** - Resolution compliance for projects at 115 Main Street, 215 Route 23 and 201 Route 23 regarding affordable housing set aside in the manner as recommended to the Court by the Special Adjudicator.

Planning Board Attorney, Richard Briigliodoro, Esq., stated to the Board that the above referenced properties were pre-approved by the Board and a condition was set forth in each of the applications as to Affordable housing. The applicant met with the Special Master of Affordable housing and the Board is now voting to approve the recommendations of the Special Adjudicator as to ten (10) affordable units to be located in the 115 Main Street building due to its proximity to walking distances of shops, banking, restaurants, trains and buses. The 215 and 201 Route 23 buildings lacked the walking distance of the amenities. The Planning Board also approves the Special Adjudicator's recommendation that the applicant pay \$200,000 to the Township of Little Falls Affordable Housing Trust Fund.

Mr. Barry motioned, seconded by Councilman Sgobba to approve the recommendation by the Special Adjudicator and finds that the Applicant has satisfied Resolution compliance regarding the affordable housing conditions in each Resolution.

Poll of the Board: Ayes: Barry, L. Damiano, Cataldo, Seber, Mayor Damiano, Councilman Sgobba,
Dr. Abdi, Awawdeh, Ariemma and Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution compliance by the Special Adjudicator APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township

Adjournment: 9:15 PM