

Approved  
12/5/13  
V. Laky

*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 7, 2013

Members Present: C. Gaita  
J. Strothers  
W. Kohlman  
W. Kilpatrick (Vice Chairman)  
W. Van Houten (Chairman)  
L. Dearani (1<sup>st</sup> Alt.)  
E. Bennett (2<sup>nd</sup> Alt.)  
J. Reilly (3<sup>rd</sup> Alt.)

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

Members Absent: J. Switzer (4<sup>th</sup> Alt.)  
R. Grecco  
M. Fojut  
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.

**2013 Master Plan Re-Examination Report** – prepared for the Little Falls Planning Board, by Jeffrey Janota, Consulting Planner, drafted on October 28, 2013 for review, discussion and adoption.

Mr. Janota came before the Board for tentative approval by the Planning Board and to establish a hearing date for Public Hearing 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 changes recommended for the Master Plan or Development Regulations regarding local re-development and housing law. He stated that the Township's comprehensive Master Plan was adopted in 2002, after which the Township conducted a periodic re-examination of its plan in 2008. The 2002 Master Plan document and the 2008 re-examination is being re-examined to reflect the changing needs of the Township. He stated that a questionnaire was sent out for public participation. Two community meetings were held by the County of Passaic Planning Office. One for the Main Street Downtown District, and one for the Signac District. The Questionnaire consisted of 19 questions about different aspects of the Township. A summary of the results were provided under each question in the questionnaire in the Report, as well as a copy of the County's results. Both comments were

considered and incorporated into the re-examination plan and presented to the Land Use Board at an open public meeting and comments from that meeting were incorporated into the plan such as what has changed since 2002 as far as housing regulations and have there been an increase in variances needed. Where are we going with housing development, is there a lack of recreation, and COAH site development? To the extent to which there have been significant changes in the assumptions, policies and objectives as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation collection, disposition, and recycling of designated recyclable materials and changes in State, county and municipal policies and objectives. Therefore the recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, into the land use plan element of the Municipal Master Plan, and the recommended changes, if any, are necessary to effectuate the redevelopment plans of the municipality.

This portion of the meeting was opened to the public. Joanne Bergin, Township Administrator, came forward to state the plans and goals represent a direction and a clear course of action to realize the future vision for Little Falls. The vision involves the community retaining its character as a small town and at the same time continuing to thrive as an active community with diverse housing, ample recreation, a healthy environment, and adequate infrastructure, while maintaining a positive economic climate and guiding any future development in an appropriate way. This portion of the meeting was closed to the public.

Old Business:

New Business:

Approval of the Minutes: for October 3, 2013.

Mr. Kilpatrick, motioned, seconded by Mr. Gaita to approve the Minutes of the October 3, 2013 meeting.

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

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

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

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

The Chairman declared the bills Approved.

Resolutions: 1. Toyota Universe                      2. Patel

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

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

The Chairman declared the Resolutions Approved.

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