

**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
October 3, 2024**

Members Present:	W. Kilpatrick (Chairman) K. Barry (V. Chairman) R. Corage L. Damiano D. Cataldo M. Seber Dr. Abdi (1 st Alt.) R. Doland (3 rd Alt.) J. Ariemma (4 th Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Michael Kobylarz (Engineer) Sanyogita Chavan (Planner) Valerie Laky (Secretary)
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Members Absent:	M. Pocius Ahmad Awawdeh (2 nd Alt.)
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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.

Chairman Kilpatrick stated that the Notch Road/Jackson Lane, LLC application will not be heard tonight. The Attorney representing the applicant sent a letter asking the Board to adjourn this application to the Board's next regular meeting in November.

Council to address the Board: No one came before the council with comments for the Planning Board.

Approval of Minutes – September 5, 2024

Ms. Cataldo motioned, seconded by Mr. Corage to approve the minutes of the September 5, 2024 meeting of the Board as presented:

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

The Chairman declared the minutes for September 5, 2024 APPROVED.

RESOLUTION:

1. **Big Shine Energy** - 1400 Rt. 46 West, Little Falls, NJ. Block 201, Lot 1.01. Conceptual Site Plan and variance application for a solar panel array on top of an existing Billboard in the B-2 Zone.

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

Poll of the Board: Ayes: Corage, Cataldo, Seber, Dr. Abdi, Doland, Ariemma and Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution APPROVED.

2. **Korek, LLC** - 198 Newark Pompton Turnpike. Block 37, Lot 9 – Business B-1 Zone. Amended preliminary and final Site Plan application to relocate driveway.

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

Poll of the Board: Ayes: Corage, Cataldo, Seber, Dr. Abdi, Doland, Ariemma and Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. Final presentation of Master Plan for adoption. Public Hearing to consider adopting or amending the Master Plan of Little Falls 2024.

Sanyogita Chavan, Planner for the Board, came forward to state that at least every ten (10) years, the Planning Board shall prepare and adopt by resolution a report of the re-examination of the Master Plan. After public hearing the Board shall adopt or amend the Master Plan to guide the use of the lands within the municipality to protect public health and safety and promote general welfare of the community. Ms. Chavan provided the Board with its final presentation and gave an overall review of the guiding document for multi-disciplinary planning and investment. She gave us the goals and objectives of the various elements including project review, community engagement, land use issues, and significant changes in local demographics and the future population. She reviewed the future housing of single family homes, duplex and multi-family senior housing. She also reviewed and revised the code on commercial businesses for modern uses with updated zoning, and bulk requirements in the downtown area. The plan included several recommendations such as, transportation measures to alleviate congestion, improve pedestrian safety on Main Street, to improve walking and biking conditions, and to improve for the projected growth of electric vehicle usage. Moreover, recommendation concerns for economic development plans included gathering spaces, new mixed use commercial opportunities, and zoning regulations for the Route 46 corridor where feasible. Sustainability goals included reducing emissions, install electric vehicle charging stations, and to update the Township's stormwater management plan. Ms. Chavan also discussed the open space plan goal to enhance parks, create connections and utilize open space, update street lighting, add roadway signage at trail crossings, and provide upgrades to various parks.

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. L. Damiano motioned, seconded by Ms. Cataldo to adopt the 2024 Master Plan Report prepared by Ms. Chavan dated October 3, 2024 and as presented to the Board.

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

Nays: None

The Chairman declared the motion to adopt the Master Plan 2024 APPROVED.

A five (5) minute recess was called. At this time, Mayor Damiano and Councilman Sgobba recused themselves from the following application.

2. **Korek, LLC** - 194 Newark Pompton Avenue Block 37 Lots 7 and 8. Business B-1 Zone. Preliminary and final site plan approval, "c" variance relief and reaffirmation of previously granted variances to construct a 3-story mixed use building with 6 dwelling units over two retail units.

John J. Veteri, Jr., Esq., attorney for the applicant came forward to state that the applicant is requesting a use variance, site plan approval and "c" or bulk variance relief. He stated that the applicant intends to demolish the building and construct a new building with space for two (2) retail businesses on the first floor and two (2) residential units on the second floor and two (2) residential units on the third floor for a total of four (4) residential units. He also stated that they will provide for sixteen (16) parking spaces, which is the required amount, including EV parking spaces. He stated that residential uses are not permitted in this B-1 Zone and therefore, a d(1) variance relief is requested to approve the four (4) residential units.

David Fantina, Engineer for the applicant came forward to state that the applicant is proposing 1,573 sq. ft. of retail space for the 2 retail units, two (2) two-bedroom apartments on the second floor and two (2) bedroom apartments on the third floor. He further testified that the applicant is providing 16 total parking spaces with make-ready EV parking included. He addressed the variance needed for the side yard setback whereby they are proposing 9.99 ft. (12 ft. is required), but the side yard setback adjoins Lot 9 (198 Newark Pompton Turnpike) which is also owned by the applicant. He also addressed the parking setback of 2 ft. (5ft. is required) thus requiring a variance relief. Mr. Fantina stated that the drainage system has been reinvented to connect to the State stormwater system creating a better positive flow. Fencing and landscaping will all remain the same and the dumpster will be relocated to the rear northerly corner of the site. He said the HVAC system will be located on the roof and not visible to the public. He also testified that there will be ample room for delivery trucks on site and there will be no free-standing signs proposed.

Adam Lasota, Architect for the applicant came forward with a rendering of the mixed-use building. He stated that the design of the building will be in character with the area along Newark Pompton Turnpike. He said that they are going to provide signage (non-illuminated) for the retail units with downward facing gooseneck lighting as requested by the Board. Mr. Lasota stated that access to the residential apartments will be from the rear of the building (no elevators are proposed).

Nicholas Graviano, Planner for the applicant came forward to state that this application is best suited for this location and is near other mixed uses and suitable for access to mass transit by bus and train. He testified that this application is a very attractive building with a desirable visual configuration. He finds no substantial detriment to the public and the site flows with no impact. He feels this application

constitutes a proper redevelopment of the site. He outlined the following “c” or bulk variances needed for this application will not be a substantial detriment to the public good:

1. Lot depth of 96.98 ft. proposed (100 ft. required);
2. Front yard setback of 2.16ft. proposed (10 ft. required);
3. Minimum side yard setback of 9.99 ft. proposed (12 ft. required);
4. Building height of 3 stories proposed (2 ½ permitted);
5. Parking space size of 9 x 18 ft. (10 x 20 ft. required);
6. Minimum parking setback of 2ft. proposed (5ft. required);
7. No Loading space proposed (1 loading space required); and
8. Number of make-ready EV parking spaces of 2 proposed (2.4 required);

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. Barry motioned, seconded by Mr. Seber to approve the application as presented to the Board for Preliminary Site Plan Approval, Final Site Plan Approval, Use Variance Relief, and Ancillary “c” or bulk Variance relief.

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

The Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township

Adjournment: 8:45 PM