

**LITTLE FALLS PLANNING BOARD
AGENDA**

December 5, 2024

*To observe and watch this meeting live, you can enter using:
<https://zoom.us/j/3633248491> Meeting ID: 363 324 8491 or --- One tap mobile:
+16465588656,3633248491# US (New York) --Meeting ID: 363 324 8491*

(Please note that the above information will only allow you to observe the meetings. There will be no ability to participate through this zoom meeting.)

FLAG SALUTE

STATEMENT OF PUBLIC NOTICE – The Little Falls Township Planning Board meeting of Thursday, December 5, 2024 is called to order. Take Notice that adequate Notice of this meeting has been provided in accordance with N.J.S.A. 10:4-8 and N.J.S.A. 10:4-10 as follows: A notice of the meeting was prominently posted on the bulletin board at the Municipal Building located at 225 Main Street, Little Falls, New Jersey 07424. A copy of the notice was posted on the Little Falls website and filed in the office of the Township Clerk.

ROLL CALL

COUNCIL MEMBER(S) COMMENTS

APPROVAL OF MINUTES: November 7, 2024.

MEMORIALIZING RESOLUTIONS:

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

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.
2. **Lawrence A. Kramer and Catherine Brown** - 6 Chilton Drive, Block 170, Lots 6, and 9. Inwood Drive, Lot 9.01. R 1-A Zone. Preliminary and Final Site Plan for Minor Subdivision with variances.
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.

APPLICATIONS TO BE CARRIED:

1. **JSL Properties, LLC** – (3 University Plaza, Ste. 207, Hackensack, NJ). Premises: 117 Main Street and 1 Center Avenue, Block 93, Lots 1, 3 & 14. TV-CBD Zone. Use variance, bulk variances and preliminary and final site plan to construct a new 3 story mixed use building.
2. **Notch Road/Jackson Lane, LLC** – 634-636 Jackson Lane (Lackawanna Avenue) Block 185, Lot 5. MDR Zone (Medium Density Residential) Preliminary and Final Site Plan to construct a three-story 16 unit multi-family residential building with parking underneath as well as surface parking.

**OLD BUSINESS:
NEW BUSINESS:
ADJOURNMENT:**