

**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
September 5, 2024**

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano
R. Corage Anthony Sgobba (Councilman)
D. Cataldo Richard Brigliadoro, Esq.
M. Seber Michael Kobylarz (Engineer)
Dr. Abdi (1st Alt.) Sanyogita Chavan (Planner)
R. Doland (3rd Alt.) Valerie Laky (Secretary)
J. Ariemma (4th Alt.)

Members Absent: K. Barry (V. Chairman)
L. Damiano
M. Pocius
Ahmad Awawdeh (2nd Alt.)

The meeting of the Planning Board was called to order at 7:00 p.m. by the Chairman 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.

Approval of Minutes – August 1, 2024

Ms. Cataldo motioned, seconded by Mr. Corage to approve the minutes of the August 1, 2024 meeting of the Board as presented:

Poll of the Board: Ayes: Corage, Cataldo, Seber, Doland, and Ariemma
Nays: None

The Chairman declared the minutes for August 1, 2024 APPROVED.

RESOLUTION:

1. **DL Development, LLC** – 82-84 Newark Pompton Turnpike and 86 Newark Pompton Turnpike, Block 56, Lots 4, 5 & 5.01 – Business B-1 (front) and R-1B (rear) districts. Preliminary and final site plan with use and bulk variance relief. To construct a 3 story mixed use building with retail space on first floor and two (2) three bedroom/two bath apartments on 2nd and 3rd floor.

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

Poll of the Board: Ayes: Corage, Cataldo, Seber, Doland and Ariemma
Nays: None

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. Draft presentation of Master Plan. Informal Hearing only.

Sanyogita Chavan, Planner for the Board, came forward to give the presentation for the update of the Master Plan. She stated that this was an informal hearing of the Master Plan which must be revisited and up dated every ten (10) years. She gave the Board an outline draft of the overall project review which consisted of Land Use, Project Review, Land Survey, Land Issues, Housing Types, Climate Change, Open Space Goals, Recommendations and Circulation Issues to name a few. Under each category she outlined the key developments to be re-examined and discussed for changes. She discussed working with Passaic County to stabilize water beds along the Peckman River and continuing to upgrade water distribution. She talked about updating zoning, reviewing land use patterns to permit mixed use development and amending bulk requirements. Their goals were also to provide safety and efficient transportation system and encourage mobility throughout the Township. Key recommendations included parking management throughout the Township and implementing safety enhancements with creating open space for parks. These recommendations/comments/revisions of the Master Plan were open for discussion of the Board. She stated that the Draft Master Plan will be posted on the Township website for anyone to review.

This portion of the meeting was opened to the public. No one coming forward, this portion of the meeting was closed to the public.

The Chairman stated that the adoption of the Master Plan revisions will be heard at our next regular meeting of the Board on October 3, 2024 by a Public Hearing to consider adopting or amending the Master Plan as discussed.

At this time, Mayor Damiano and Councilman Sgobba recused themselves from the following applications.

2. **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.

Rafael Corbalan, Esq., attorney for the applicant came forward to state that the applicant is requesting a preliminary and final site plan approval and a d(3) conditional use variance relief in order to permit the applicant to install solar energy panels on an existing billboard.

David Carrillo, Solar Design Engineer, came forward and stated that the applicant is proposing five (5) solar panels facing one side of the billboard directly underneath the catwalk hanging at a 30° angle. He further stated that they are proposing eight (8) lights at 200 watts each directed towards the billboard. He said that the solar panels are only for the principal use of the billboard not the adjacent diner property. He stated that the panels will generate power to the lights of the billboard. Mr. Kilpatrick asked if the applicant is in agreement with all requirements of the reports from the Board Engineer. Yes, he stated that they will comply. Mr. Rocco asked if there any is there any other equipment needed to support the panels. He said no the panels will not need any other equipment. Ms. Cataldo asked if there will be any glare from the new panels? No, only a 2% reflection. He said that the solar panels absorb light and do not reflect light.

Thomas Ricci, Planner for the Applicant came forward to state that the property is located in the B-2 Zone. He stated that the power generated from the solar panels must be used on-site. He further stated that because of the Township Ordinance, solar panels are required to be either roof mounted or ground mounted. In this instance, the solar panels are mounted directly on the billboard. He said the applicant meets all other requirements and conditions. He says that by adding the solar panels, this will not create any visibility problems of other existing signs in the area because the billboard is setback 90 ft. from the curblin. He said the panels are going to be angled and he does not foresee a negative impact to oncoming drivers.

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. Corage motioned, seconded by Ms. Cataldo to approve the application as presented to the Board. The Board finds that the approval of this application is well suited for the proposed use. The Township of Little Falls also supports the use of solar energy and that the d(3) variance is needed because the solar panels will not be roof mounted or ground mounted.

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

The Chairman declared the application APPROVED.

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

John J. Veteri, Jr., Esq., attorney for the applicant came forward to state that the applicant is requesting an amended preliminary and final site plan approval, “c” variance relief and reaffirmation of previously granted variances which was before the Board on February 6, 2020, and which approval was granted and memorialized by the Board on March 5, 2020. Mr. Veteri stated that the applicant is removing the driveway previously approved and is providing a new 24 ft. curb cut located and designed to provide access to both buildings at 194 and 198 Newark Pompton Turnpike. He said there will be no further changes to the previous plans and that that they will continue to have two retail spaces on the first floor and two 2-bedroom apartments on the second floor and two 2-bedroom apartments on the third floor.

David Fantina, Engineer for the Applicant, further stated that they are relocating the building 6 ft. to the north, eliminating the previously approved driveway and constructing a 24ft. combined driveway for access to both 194 and 198 buildings. He said they will provide for easements for the combined driveway and shared stormwater system for both buildings if this application is approved and subject to the 194 application being approved. He stated that the application will require a new “c” variance for parking where they are proposing less than a 5ft. setback (5ft is required). He also reiterated that

the applicant will agree to continue to abide by the previous conditions set forth in the Resolution of March 5, 2020.

This portion of the meeting was opened to the public. Several members coming forward had questions with regard to water drainage, noise from the proposed businesses, and traffic concerns. Some members asked if the lighting will be shielded from the neighbors. No others coming forward, this portion of the meeting was closed to the public.

Mr. Corage motioned, seconded by Ms. Cataldo to approve the application as presented to the Board for an amended site plan with the new variance of a 5ft. setback, widen driveways, and cross easements, and that all the previous terms and conditions of the Resolution of March 5, 2020 remain in effect unless modified herein.

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

The Chairman declared the application APPROVED.

4. **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 request that this matter be carried to the next regular meeting of the Board in October due the fact that the applicant is making some changes to the previous application. The Chairman granted his request with no further notice to be given.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township

Adjournment: 9:00 PM