

**WORKSHOP MEETING  
OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LITTLE FALLS WAS  
HELD THIS EVENING IN THE MUNICIPAL BUILDING**

**Monday, May 6, 2024**

Council President Sgobba called the meeting to order at 7:00 p.m. with the following members present: Christine Hablitz, Michael Murphy, Jayna Patel, and Christopher Vancheri. Also present were Mayor James Damiano, Township Attorney Joseph Wenzel, Township Administrator Charles Cuccia, Assistant Administrator Vincent Quatrone, Municipal Clerk Cynthia Kraus, and Deputy Clerk Melissa DePiro.

Absent: None.

Township Employees present: James DiMaria, Construction Official & Floodplain Administrator.

**SALUTE TO THE FLAG**

**STATEMENT OF PUBLIC NOTICE:** 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, N.J. on January 4, 2024. A copy of the notice was mailed to the North Jersey Herald and News and The Record on the same date. Additionally, a copy of the notice was filed in the office of the Township Clerk on said date. **A link and a telephone number to join the meeting virtually can be accessed on the Township website at [www.lfnj.com](http://www.lfnj.com). Electronic provisions have been established for the public to participate during the public comment portion of the meeting.**

**MENTAL HEALTH AWARENESS MONTH PROCLAMATION** – At this time, Mayor Damiano read the Proclamation recognizing May 2024 as Mental Health Awareness Month in the Township of Little Falls.

**LYME DISEASE AWARENESS MONTH PROCLAMATION** – Mayor Damiano then read the Proclamation recognizing May 2024 as Lyme Disease Awareness Month in the Township of Little Falls.

**MAYOR’S APPOINTMENTS OF ANNE KAHWATY, NANCY FRIEDRICH, AND TOM KAZMARK TO THE LITTLE FALLS LIBRARY BOARD FOR FIVE-YEAR TERMS EXPIRING 5/31/29 WITH ADVICE AND CONSENT OF THE COUNCIL**

It was moved by Councilmember Hablitz, seconded by Councilmember Vancheri to approve the above-mentioned positions.

Poll:           Ayes:           Hablitz, Murphy, Patel, Vancheri and Council President Sgobba  
                  Nays:           None

The Council President declared the motion passed.

**PRESENTATION BY JAMES DIMARIA REFERENCING REQUIRED CHANGES TO FLOOD DAMAGE PREVENTION ORDINANCE** – At this time, James DiMaria, Construction Official & Floodplain Administrator, conducted a presentation on changes to the Flood Damage Prevention Ordinance in line with NJDEP requirements. The changes affect homeowners in flood prone areas who would now need to obtain a flood plain development permit to track how much money is spent on improvements. Mr. DiMaria and Mayor Damiano explained the impact should the Township not amend the current ordinance. In summary, Mayor Damiano recommended the need to adopt the changes to the Ordinance and encouraged a three year look back period.

Councilmember VANCHERI discussed his receipt of a letter from the NJ Office of Emergency Management that included a survey of what extent homeowners would repair in a flood situation. Councilmember VANCHERI also emphasized the need to disseminate information to the public. Councilmember HABLITZ requested clarification and recommended communication to the public to emphasize the loss of flood insurance. Councilmember PATEL asked for clarification as to whether all types of improvements, whether aesthetic or not, are tracked and whether insurance payments are deducted from improvement totals. Mr. DiMaria then addressed queries by Councilmember MURPHY as to whether the improvements transfer to the new ownership and how NJDEP would track how much was spent in the last 3 years.

**PUBLIC COMMENT – GENERAL MATTERS AND AGENDA ITEMS**

Anyone wishing to address the Township Council may do so through the Council President. It is preferred if you give your name and address for the record. Comments are to be limited to three minutes, however, if appropriate, you may be granted additional time in the sole discretion of the Council President.

Members of the public who have joined the meeting virtually and desire to provide comment shall raise their virtual hand in the Zoom application. The Meeting moderator will queue the members of the public that wish to provide comment and the Council President will recognize them in order. Members of the public who have joined the meeting by calling in must press \*6 to mute and unmute themselves and \*9 to raise their hand. Members of the public who have joined the Meeting via the Zoom application must click the Reactions icon and then the Raise Hand icon. Once the process is complete, we will return to the regular order of business.

It was moved by Councilmember Murphy, seconded by Councilmember Vancheri, that the meeting be and it was opened to the public.

**Meeting of May 6, 2024**

Poll: Ayes: Hablitz, Murphy, Patel, Vancheri and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

No one having come forward to be heard, it was moved by Councilmember Patel, seconded by Councilmember Hablitz, that the meeting be and it was closed to the public.

Poll: Ayes: Hablitz, Murphy, Patel, Vancheri and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

**ITEMS TO BE DISCUSSED:**

**MAYOR/ADMINISTRATOR:**

1. RESOLUTION TO ADJUST PILOT ACCOUNT ON A PROPERTY – Mayor Damiano explained the need for an adjustment due to an error in the original assessment of a property.
2. RESOLUTION RELEASING PERFORMANCE BOND -Mayor Damiano explained the purpose of a performance bond, which is released once the work is completed and signed off by the Engineers.
3. ORDINANCE NO. 1496- AMENDING HOURS OF OPERATION FOR CANNABIS BUSINESSES – Mayor Damiano explained the rationale for the amendment which would allow the operation of a cannabis business to operate Monday through Sunday. Councilmember MURPHY questioned whether the opening time of 6:00 AM could be reviewed. Mayor Damiano explained the resolutions at the Planning Board level would most likely curtail the time.

**ACTION ITEMS:**

It was moved by Councilmember Hablitz, seconded by Councilmember Vancheri, to approve Resolutions A through C:

Pilot In-Lieu of Taxes Adjustment

**RESOLUTION [A] 24-05-06-#1  
PILOT IN-LIEU OF TAXES ADJUSTMENTS**

**WHEREAS**, the following property known as a Pilot paying in-lieu of taxes known as Block P0077 Lot 3.02 C206X, in ownership of Jennifer Hung Yin Yu located at 353 Main Street, Little Falls was billed originally incorrect due to an Assessed Value at \$549,050 and should have been \$383,750; and

**WHEREAS** the Tax Collector is requesting that the Township Council direct both the CFO and Tax Collector to adjust this account for the Years 2022 through 2024 to adjust quarters/amounts that were billed; and

**WHEREAS** 2022 amount was overbilled @ \$1828.33 and credit is due to this taxpayer. 2023 yearly was only billed by the CFO for \$8,253.12 and should have been billed \$9,634.93. Interest is being credited to this owner paid \$597.38; total credit due to owner is \$1,043.90; 1<sup>st</sup> qtr 2024 1<sup>st</sup> qtr amount due of \$1,040.63 to be canceled by Tax Collector and 2<sup>nd</sup> qtr reduced to \$2,405.46 will be due and owing on or before grace period ends on May 10, 2024 12 noon (no interest); and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Little Falls, County of Passaic, State of New Jersey that the above adjustments be made both by the CFO & Tax Collector.

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Release of Performance Bond

**RESOLUTION [B] 24-05-06 - #2  
RESOLUTION FOR RELEASE OF PERFORMANCE BOND**

The Township Council hereby authorizes the release of the Performance bond for The Oakwood Estates at Great Notch, LLC (AKA Mountain Top Estates) in accordance with the recommendations of the Township Engineer as provided in a 2024 correspondence. The Township Council also authorizes the requirement for submission of a maintenance bond for a period of two (2) years to be waived as recommended by the Township Engineer.

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Bill List

**RESOLUTION [C] 24-05-06 - #3**

**BE IT RESOLVED** by the Township Council of the Township of Little Falls the Council having received the Treasurer’s certification of the availability of funds for payment of all bills presented, that payment of all bills approved by the Finance Committee be and is hereby authorized, subject to the availability of funds and subject to the appropriate and available appropriation in the line item.

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Poll: Ayes: Hablitz, Murphy, Patel, Vancheri and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

**NEW BUSINESS**

Ordinance No. 1496 - It was moved by Councilmember Murphy, seconded by Councilmember Hablitz, that there be introduced and the meeting of May 20, 2024 set as the date for the public hearing of the following:

**ORDINANCE NO. 1496  
AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF LITTLE FALLS,  
ADMINISTRATION OF GOVERNMENT SECTION 33 CANNABIS**

**WHEREAS**, the Township of Little Falls (“Township”) is a public body corporate and politic of the State of New Jersey; and

**WHEREAS**, the Township’s Code of General Ordinances (“Code”) currently provides for the establishment of regulating Cannabis; and

**WHEREAS**, the municipal council (“Municipal Council”) of the Township has determined to amend § 33 CANNABIS, and

**WHEREAS**, the Municipal Council has determined to amend said Chapter of the Code to read as follows:

Chapter 33. Cannabis

[HISTORY: Adopted by the Township Council of the Township of Little Falls 8-9-2021 by Ord. No. 1420. Amendments noted where applicable.]

§ 33-8. Purpose.

## Meeting of May 6, 2024

This chapter is authorized pursuant to the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act," P.L. 2021, c. 016, and the implementing regulations promulgated by the Cannabis Regulatory Commission (collectively, the "Act"), which are hereby incorporated herein by reference, and shall be controlling unless more restrictive standards are prescribed herein. If any provision of this chapter is inconsistent with the statutes and/or regulations of the State of New Jersey, the state statutes and/or regulations shall govern.

§ 33-8. Hours of operation.

All cannabis establishments shall limit their hours of operation from 6:00 a.m. to 10:00 p.m., Monday through ~~Saturday~~ Sunday.

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the Township of Little Falls, Passaic County, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Municipal Council hereby amends Chapter 33-Cannabis of the Code of the Township of Little Falls.
3. It is the intent of the Municipal Council to incorporate the additions and/or supplements contained in this Ordinance into the Code. All other ordinances enacted and inconsistent herewith are hereby modified pursuant to the terms of this Ordinance.
4. If any section, paragraph, subdivision, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.
5. A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.
6. This Ordinance shall take effect upon its final passage by the Municipal Council,

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Poll: Ayes: Hablitz, Murphy, Patel, Vancheri, and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

### COUNCIL TOPICS FOR DISCUSSION

Councilmember MURPHY reported on the coordination of the Domestic Violence Prevention Committee's sponsored presentation at PVHS regarding safe dating.

Councilmember VANCHERI commented on preparations for the Memorial Day weekend events.

Councilmember HABLITZ commented on the Library appointments and highlighted Library activities which included a reading and book signing with local author Billy Pinckney on May 14<sup>th</sup>. Other Library events include a Mommy Dearest Mother's Day event and a pasta making event hosted by Pastabilities on May 16<sup>th</sup>. Councilmember HABLITZ recalled the success of the Bike Rodeo and reminded everyone the Farmers Market begins May 19<sup>th</sup>.

Councilmember PATEL announced upcoming Department of Health activities including blood pressure screenings at the Library on May 20<sup>th</sup> and reminded residents of the services offered by the free dental clinic for children ages 5-18. In celebration of Mental Health Awareness Month, a flag raising will be held on May 18<sup>th</sup> and the Library, in collaboration with Clifton Department of Health, will conduct mindfulness sessions on May 18<sup>th</sup> and June 1<sup>st</sup>.

Council President SGOBBA reminded residents of the upcoming Spring Fling on May 31<sup>st</sup> sponsored by the Senior Advisory Board. Council President SGOBBA also commented the inclusion of a GPS system and biography for the Hometown Hero program.

### PUBLIC COMMENT – AGENDA ITEMS ONLY

Anyone wishing to address the Township Council may do so through the Council President. It is preferred if you give your name and address for the record. Comments are to be limited to three minutes, however, if appropriate, you may be granted additional time at the sole discretion of the Council President.

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It was moved by Councilmember Vancheri, seconded by Councilmember Murphy, that the meeting be and it was opened to the public.

Poll: Ayes: Hablitz, Murphy, Patel, Vancheri and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

No one having come forward to be heard, it was moved by Councilmember Vancheri, seconded by Councilmember Patel, that the meeting be and it was closed to the public.

Poll: Ayes: Hablitz, Murphy, Patel, Vancheri and Council President Sgobba  
Nays: None

The Council President declared the motion passed.

There being no further business to come before the meeting, it was moved by Councilmember Murphy, seconded by Councilmember Hablitz, that the meeting be and it was adjourned at 8:01 p.m.

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Cynthia Kraus  
Municipal Clerk