

RESOLUTIONS:

1. **Thomas Barone, II and Janine V. Barone** – 26 Viewmont Terrace, Little Falls, NJ. Block 148, Lot 28. Request extension of time for the minor subdivision approval to file deed 190 days to September 15, 2023.

Mr. L. Damiano motioned, seconded by Mayor Damiano to approve the Resolution as presented.

Poll of the Board: Ayes: L. Damiano, Mayor Damiano, Dr. Abdi and Chairman Kilpatrick

Nays: None

The Chairman declared the Resolution APPROVED.

2. **Michael Tkach** – 226 Long Hill Road, Little Falls, NJ. Block 236.01, Lot 7. Variance request for screen planting of bushes in excess of 3½ feet in height on a corner lot within 30 feet of an intersection.

Mr. L. Damiano motioned, seconded by Mayor Damiano to approve the Resolution as presented.

Poll of the Board: Ayes: L. Damiano, Mayor Damiano and Dr. Abdi

Nays: Chairman Kilpatrick

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. Little Falls Master Plan Re-examination Report – Public Hearing

Ms. Sanyogita Chavan, the Planning Board's professional Planner, came forward to state that the governing body shall, at least every ten (10) years, provide for a general re-examination of its Master Plan regulations by the Planning Board, and to prepare and adopt a resolution report of its findings. She stated that she has prepared a 2023 Master Plan Re-examination Report and presented it to the Board. The Board determined that the policy, goals, and objectives stated in the Report, accurately reflects the policies of the Planning Board's goal of growth and development of the land use existing within the municipality. She recommended the following proposed zoning changes:

- (a) (LU-11) amend the boundaries of the TV-R2 Zone to restore the R-1B zoning on the western side of Union Avenue;
- (b) (LU-12) amend the TV-MD Zone to permit townhomes and reduce maximum dwelling units per acre to 20;
- (c) (LU-13) amend the TV-CBD Zone. The Planner recommends adding the maximum dwelling unit per acre requirement of 25 dwelling units per acre;
- (d) (LU-14) eliminate the AHO Overlay Zones at 130 Houston Road and 65 Woods Road to align with the Township's Housing Element and Fair Share Plan; and
- (e) (LU-15) consider amending its zoning code to incorporate the DCA Model Ordinance for electric vehicle charging infrastructure and incorporate the smart growth resiliency and environmental sustainability requirements into the 2023 Master Plan update.

Mr. L. Damiano motioned, seconded by Vice Chairman, Kevin Barry to approve the recommendations of the Planner and that the Board adopt the Master Plan Re-examination of 2023 as presented.

Poll of the Board: Ayes: Vice Chairman Kevin Barry, Gaita, Corage, L. Damiano, Mayor Damiano, Seber, D. Damiano, Dr. Abdi, and Chairman Kilpatrick

Nays: None

The Chairman declared the adoption of the 2023 Master Plan Re-examination Report APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 7:35 P.M.