

**LITTLE FALLS PLANNING BOARD**  
**AGENDA**

**September 5, 2024 - 7:00 P.M.**

*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, September 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:** August 1, 2024.

**MEMORIALIZING RESOLUTIONS:**

1. **DL Development, LLC** – 82-84 Newark Pompton Turnpike, Block 56, Lot 4 – 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 2<sup>nd</sup> and 3<sup>rd</sup> floor. Application was approved.

**APPLICATIONS:**

1. Draft presentation of Master Plan.
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.
3. **Korec, LLC** - 198 Newark Pompton Turnpike. Block 37, Lot 9 – Business B-1 Zone. Amended preliminary and final Site Plan application to relocate driveway.
4. **Korec, LLC** - 194 Newark Pompton Avenue Block 37 Lots 7 and 8. Business B-1 Zone. Preliminary and final Site Plan. Use and Bulk Variances to construct a 3-story mixed use building with 6 dwelling units over two retail units.

**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.

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