

**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
VIRTUAL MEETING WAS CONDUCTED
MINUTES OF "SPECIAL" MEETING OF
July 19, 2021**

Members Present: R. Greco (ACTING Chairman) Also Present: Mayor James Damiano
K. Barry Anthony Sgobba (Councilman)
L. Damiano Richard Briigliodoro, Esq.
D. Cataldo (1st Alt.) Thomas Lemanowicz (Engineer)
Valerie Laky (Board Secretary)

Members Absent: W. Kilpatrick (Chairman)
C. Gaita
J. Strothers
M. Seber
R. Corage (2nd Alt.)
D. Damiano (3rd Alt.)
M. Pocius (4th Alt.)
Sanyogita Chavan (Planner (standing in for Ryan Conklin))

The "Special" "virtual" meeting of the Planning Board was called to order at 7:00 p.m. by the Acting Chairman, Richard Greco, stating at least 48 hours' advanced notice of this meeting was given to The Herald & News, The Bergen Record, the Little Falls Website, filed with the Township Clerk, and a copy of the notice was placed on the bulletin board in the Municipal Building.

SPECIAL APPLICATION:

1. **ORDINANCE NO. 1415 and ORDINANCE NO. 1416:** The Little Falls Township Council has forwarded Ordinances No. 1415 and No. 1416 to the Planning Board for review and comments. The Planning Board will be reviewing the two (2) new Township Cannabis Ordinances for compliance with the Master Plan. Ordinance No. 1415 will amend the conditional uses in the B2 zone, and Ordinance No. 1416 will establish a special commercial district, located on Paterson Avenue.

AS TO ORDINANCE 1415: Amending the Township Code Chapter 280 entitled Zoning

The Township of Little Falls Mayor and Council introduced Ordinance No. 1415 amending the Township Code Chapter 280 (entitled “Zoning”). The Mayor and Council referred this matter to the Planning Board for their review at a public meeting conducted on July 19, 2021. The Board proposed the following amendments to the Code: (i) Class 1 Cannabis Cultivator license; (ii) Class 2 Cannabis Manufacturer license; (iii) Class 3 Cannabis Wholesaler license; (iv) Class 4 Cannabis Distributor license; and (v) Class 6 Cannabis Deliver license. Class 5 Cannabis Retailer licenses are prohibited in the B-2 District.

Sanyogita Chavan, Planner from H2M Associates came forward and stated that they prepared a Memorandum (dated July 15, 2021) entitled Master Plan Consistency Review of Ordinances No. 1415 and No. 1416. In the Memorandum, she identifies the various goals and objectives of the 2013 Master Plan Report. After review of the Memorandum, the Board adopted its consistency with the Master Plan and it is attached as Exhibit A to the Resolution.

This portion of the meeting was approved by the Board to open it up to the public for any questions. Many of the public were concerned about the cannabis licenses being conditionally permitted in areas that are in close proximity to residential areas and where children are playing in ballfields and at the recreation center. They also expressed concerns about the smells emanating from any of the facilities which may affect the surrounding neighborhood. Others asked if there were any other zones that were looked at and if health impacts were taken into consideration. No others, this portion of the meeting was closed to the public.

The Board found that adopting Ordinance No. 1415 is consistent with the comprehensive goals set forth in the 2013 Master Plan Re-examination Report. The Board stated that the goals are to encourage the promotion of practical and appropriate development controls which advocates the protection of the general health, safety and well-being of the residents, maintain a thriving local economy to encourage more cost-effective public services to improve the quality of life, and to upgrade of the aesthetic vitality of the existing commercial areas.

Mr. Barry, seconded by Ms. Cataldo to approve the findings in Ordinance No. 1415 to be consistent with the comprehensive goals, land use goals, and economic development goals of the 2013 Master Plan Report.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Cataldo
Nays: None

The Acting Chairman (Greco) declared this Ordinance No. 1415 APPROVED.

AS TO ORDINANCE NO. 1416: To establish Article XIV-A Special Commercial District

The Township of Little Falls Mayor and Council introduced Ordinance No. 1416 amending the Township Code Chapter 280 (entitled “Zoning to Establish Article XIV-A Special Commercial District”). The Mayor and Council referred this matter to the Planning Board for their review at a public meeting conducted on July 19, 2021.

The Ordinance No. 1416 is located on the west side of Paterson Avenue between the existing TV-CBD Zone and Route 46. The proposed amendment retains all of the previous regulations from the L-I Industrial Zone and permits the previously defined cannabis related business as a conditional use subject to the conditions specified in the Ordinance.

Sanyogita Chavan, Planner from H2M Associates came forward and stated that they prepared a Memorandum (dated July 15, 2021) entitled Master Plan Consistency Review of Ordinances No. 1415 and No. 1416. In the Memorandum, she identifies the various goals and objectives of the 2013 Master Plan Report. After review of the Memorandum, the Board adopted its consistency with the Master Plan and it is attached as Exhibit A to the Resolution.

This portion of the meeting was approved by the Board to open it up to the public for any questions. Many of the public were concerned about the selection of the locations of the zoning districts, and which may be in proximity to residential areas and areas with children present. Others asked if there were any other zones that were looked at and if health impacts were taken into consideration. No others, this portion of the meeting was closed to the public.

The Board found that adopting Ordinance No. 1415 is consistent with the comprehensive goals set forth in the 2013 Master Plan Re-examination Report. The Board stated that the goals are to encourage the promotion of practical and appropriate development controls which advocates the protection of the general health, safety and well-being of the residents, maintain a thriving local economy to encourage more cost-effective public services to improve the quality of life, and to upgrade of the aesthetic vitality of the existing commercial areas.

The Board found that adopting Ordinance No. 1416 is consistent with the comprehensive goals set forth in the 2013 Master Plan Re-examination Report. The Board stated that the goals are to encourage the promotion of practical and appropriate development controls which advocates the protection of the general health, safety and well-being of the residents, maintain a thriving local economy to encourage more cost-effective public services to improve the quality of life, and to upgrade of the aesthetic vitality of the existing commercial areas. Further, the Governor signed into law the New Jersey Cannabis Regulatory Enforcement Assistance and Marketplace Modernization Act (the Cannabis Act) which legalized the recreational use of marijuana by adults 21 years of age or older and established the six classes of licensed business as described above.

Mr. Barry, seconded by Ms. Cataldo to approve the findings in Ordinance No. 1416 to be consistent with the comprehensive goals, land use goals, and economic development goals of the 2013 Master Plan Report.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Cataldo
Nays: None

The Acting Chairman (Greco) declared this Ordinance No. 1416 APPROVED.

Adjournment: 8:10 P.M.