

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

**Monday, August 8, 2022**

Council President Sgobba called the meeting to order at 7:00 p.m. with the following members present: Christine Hablitz, Albert Kahwaty, Tanya Seber, and Christopher Vancheri. Also present were Mayor James Damiano, Township Engineer Tom Lemanowicz, Township Administrator Charles Cuccia, Deputy Clerk Melissa DePiro, and Municipal Clerk Cynthia Kraus.

Absent: None.

Township Employees present: Deputy Police Chief Bryan Prall.

**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 March 11, 2022. 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.**

**PUBLIC COMMENT – ALL MATTERS**

Anyone wishing to address the Township Council may do so through the Council President. Please 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. Please give your name and address for the record. Once the process is complete, we will return to the regular order of business.

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

Poll:               Ayes:    Hablitz, Kahwaty, Seber, Vancheri and Council President Sgobba  
                      Nays:   None

The Council President declared the motion passed.

Norman Scherzer – 26 Birch Road, posed questions regarding the contract Township has with the Clifton Health Department. He questioned do we have an individual physically present to receive phone calls and act as a secretary to the Health Department confer with the public as necessary, monthly reports of all services rendered by the Health Department and whether we have access to them, as we no longer have a board of health -if we don't have a Board of Health is there another body that is meeting with the Health Department. Councilmember VANCHERI announced the Clifton Health Department will hold a Town Hall from 6-7:30 PM Clifton and Passaic County Health Department will be available. Mayor Damiano then responded to Mr. Scherzer's queries. The regular meetings occurring through the Clifton Health Department often occur through the Mayor himself. The Mayor described how meetings work and how information is communicated. The Mayor stated how he updates the community through email blasts and monthly updates on Covid. The health department does provide monthly reports to the mayor regarding issues ongoing in the Town. The Clerk is the individual who handles and addresses resident phone calls. The Contract is calling for two groups of people the recipient and provide and they are to meet periodically. There has been no actual Board of Health but there is regular communication. The mayor explained the language of the contract with Clifton. The Mayor stated while there is no Board of Health in the Township his communication serves that role. The person who represents LF is the Mayor. Mr. Scherzer asked if there is a formal report in writing that is provided to the Council. Mayor discussed COVID reports that are disseminated through email blasts. In response to Mr. Scherzer's query as to whether the Council has received a written report from the Department of Health about the services it provided Mayor and SCGOBB said no.

Al Attianese – 27 Dewey Avenue, questioned when the contract was reviewed and signed with the Clifton Health Department. He questioned how we could sign a contract with the current language. Mayor Damiano stated there is the full time person the Clerk and the Mayor is the individual who meets with the Health Department. Boilerplate language contained in the contract. Mayor acts in the role of receiving the information from the Health Department and communicating with residents.

Jayna Patel – 14 Clove Road, commented on traffic studies regarding the new projects in town. Ms. Patel stated none of the projects take into consideration other projects in the Township. What do the results actually conclude. Mayor Damiano stated the Planning Board has reviewed the Traffic Studies and can take into consideration how each of the projects would have an impact. Mayor responded that Ms. Patel's concerns were taken into consideration. Ms. Patel discussed obtaining an expert opinion. Council President SGOBBA added comments on

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how LF Planning Board information is reviewed. Mayor Damiano stated there has been little turnover in membership. Each member saw each of the prior applications were able to consider at the time of a future application the prior applications and the potential impacts they might have had. Ms. Patel the level of impact that traffic will have on Little Falls when all four projects are built and operating at full capacity. Ms. Patel questioned the Paterson Avenue project regarding the deficiency in the number of parking spots. She discussed the resolution for a 10% waiver did not include mention if the Board agrees that it has access, supply and availability of on or off street parking in that location. There is no mention in the resolution – why – Mayor Damiano discussed the Morris Canal parking area, the PNC parking lot, additional spaces that would be created by the developer along Paterson Avenue and along Morris canal that do not currently exist as well as the PILOP that would be required by the developer as a result of this deficiency. In response to query about PILOP, Mayor Damiano explained while the project is awaiting final approval at the County level, however, the application will either make a PILOP in \$360,000 or make an improvement in the area of the amount. Mayor explained elaborated on the second option and how that would be a cost savings to the township.

Faith Klele – made comments and queried information on a political flyer. She asked if there were open spaces being considered for development. Councilmember KAHWATY responded the Council meeting is not appropriate forum. Mayor Damiano responded there is an open space on Rose Street that developers are looking to develop. Appropriate postings would be made should plans be made. Council President SGOBBA added a lot was subdivided on Wilmore Road.

Al Attianese – discussed PILOP program for the Singac redevelopment project. He asked the the individual moving into the townhouse would be paying substantially less. Comparable housing – how much more will I pay? Councilmember KAHWATY responded it would be a sliding scale.

Norman Scherzer – asked the Clerk for the last formal written report from the Clifton Health Department to the Township of Little Falls.

John Veteri, Jr. – Provided updates on Old Town Hall – received a \$50K grant for slate roof which is out to bid. Found of this week receiving \$50K funding in addition to a \$10 K sponsorship from Visions Federal Credit Union. He also reported some improvements being done on the building and updates and information can be found on LittleFallsHistory.org. Council President SGOBBA questioned Kirk's parking lot work to which Mr. Veteri discussed work being done on sites being developed to make sure they are aesthetically pleasing.

Mike Murphy? – commented on an OPRA request submitted to the Township. Mr. Murphy then read from a 2021 demographic study from the public schools indicating a shortage of seats in schools. Of the about 108 units that have been developed, there are about 250 bedrooms that have resulted in four children have been added to the schools. Mayor stated the developments are not targeted to adding children to the schools. Discussion ensued regarding who provides and prepare the reports. Discussed projections for classroom space. Mayor stated the Clifton Health Department contract is under attorney review and has not been signed therefore corrections can be made. Mayor commented the referendum and the report referred to by Mr. Murphy stating that. Mayor stated the number of children in LF has increased especially in the last five years but not because of new development (rather the quality of schools). Councilmember KAHWATY further elaborated on information available on new developments.

Sam Sheber – 181 Long Hill Road, discussed the Clifton Health Contract. Mayor stated the contract would be modified. Mr. Sheber further discussed the importance of reporting similar to other reports. Mr. Sheber stated there was no traffic study done on bank property as it was an urban property and did not need a traffic study. Mayor Damiano stated there was no need as the property was built as a right. Mayor elaborated. Discussed traffic. Mr. Sheber asked who originally purchased the PNC bank. In response to Mr. Sheber, Mayor Damiano got an appraisal and stated the Township got it 50% of the appraisal. Mr. Sheber asked if the Council has seen the advertisements for the sale of the townhouses and what they project for taxes. The current townhouses, the taxes are for \$13-15,000. Discussed a possibly discrepancy between the information on the advertisements. Mayor stated that is a private advertisement. Mr. Sheber asked Mayor Damiano to take a look at the advertisement to which Mayor Damiano agreed. Mr. Sheber further discussed the area of redevelopment – rodents, and – he made comments on the issues of the prior development – could not see the buildings as there was a fence. There was also a rodent problem.

Al Attianese – questioned the Mayor that based on the information you have 2-3 bedroom apartments, 250 bedrooms brought in four new children into the school system. He also read somewhere that 100 = 1. Mayor Damiano stated there are also 24 single family homes not included that would increase it to 1 student per 100 bedrooms. Mr. Attianese questioned whether K&V realty is looking for a PILOP. Mayor said everyone looking for pilot but LF will only grant when necessary. There is no PILOP planned for Paterson Avenue. He then addressed Mr. Kahwaty and the PILOP allows the buyers to take 25% less. Mayor stated the county only gets 5%, taxpayers of LF make out better with the PILOP than without. Mayor then did calculations of the assessed values of the new properties and reviewed them as an example. The townhomes will be paying \$13,500 or more roughly.

Jayna Patel – discussed traffic studies. Mayor stated the traffic studies indicated one thing. I gave them what I believe was the appropriate weight. I gave them some weight then applied my own thought and belief to that and assumed that each of them was somewhat underestimating the traffic. Stated significant studies may have been done but not relevant ones. There have been no studies on what traffic will be when all developments have been built. Mayor Damiano reviewed developments and how many occupied. Ms. Patel requested clarification on the 1 student per 100 units. Mayor clarified that recent developments have shown 1 student per 100 units. Mayor clarified. Ms. Patel questioned if the Township did a study on traffic or schools – mayor said each of the applicants did a study. She questioned whether the township should be done on school impact questioned why the township did not conduct a school study. Mayor Damiano reviewed the number of bedrooms created and the number of students added.

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Sam Sheber – discussed the use of appraised value versus assessed value in the calculation of taxes. Mayor Damiano responded new construction is the assessment is based on a true value to market. Mr. Sheber discussed appraisals and comparables.

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

Poll:               Ayes:   Hablitz, Kahwaty, Seber, 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 Vancheri, seconded by Councilmember Kahwaty, that the meeting be and it was adjourned at 8:46 p.m.

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Cynthia Kraus  
Municipal Clerk