

**TOWNSHIP COUNCIL WORKSHOP AGENDA**

MONDAY, MAY 6, 2024

7:00 P.M.

**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 SENT TO THE NORTH JERSEY HERALD & 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.LENJ.COM](http://WWW.LENJ.COM). ELECTRONIC PROVISIONS HAVE BEEN ESTABLISHED FOR THE PUBLIC TO PARTICIPATE DURING THE PUBLIC COMMENT PORTION OF THE MEETING.**

**ROLL CALL**

MENTAL HEALTH AWARENESS MONTH PROCLAMATION

LYME DISEASE AWARENESS MONTH PROCLAMATION

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

PRESENTATION BY JAMES DIMARIA REFERENCING REQUIRED CHANGES TO FLOOD DAMAGE PREVENTION ORDINANCE

**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.

**ITEMS TO BE DISCUSSED:**

**MAYOR/ADMINISTRATOR:**

1. RESOLUTION TO ADJUST PILOT ACCOUNT ON A PROPERTY
2. RESOLUTION RELEASING PERFORMANCE BOND
3. ORDINANCE NO. 1496 - AMENDING HOURS OF OPERATION FOR CANNABIS BUSINESSES

**ACTION ITEMS:**

RESOLUTION ADJUSTING PILOT ACCOUNT ON PROPERTY KNOWN AS BLOCK P007, LOT 3.02, C206X DUE TO INCORRECT ASSESSED VALUE [A]

RESOLUTION RELEASING THE OAKWOOD ESTATES AT GREAT NOTCH, LLC (AKA MOUNTAIN TOP ESTATES) PERFORMANCE BOND [B]

BILL LIST [C]

**NEW BUSINESS**

INTRODUCTION OF ORDINANCE NO. 1496, AN ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF LITTLE FALLS ADMINISTRATION OF GOVERNMENT, SECTION 33, CANNABIS", WITH A SECOND READING AND PUBLIC HEARING SCHEDULED FOR MAY 20, 2024.

**COUNCIL TOPICS FOR DISCUSSION**

**PUBLIC COMMENT - AGENDA ITEMS ONLY**

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**ADJOURN**

**RESOLUTION [A] 24-05-06 \_\_\_\_\_**  
**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 NJ 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 @ \$1,828.33 and a credit is due 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 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 and Tax Collector.

**APPROVED:** \_\_\_\_\_

cc: CFO  
Tax Collector  
Dept.

RESOLUTION [B] 24-05-06 - # \_\_\_\_\_

**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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Approved this 6<sup>th</sup> day of May, 2024.

ATTEST:

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Authorized Representative

\_\_\_\_\_  
Telephone Number

**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.

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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PASSED: \_\_\_\_\_

ATTEST:

APPROVE:

\_\_\_\_\_  
Cynthia Kraus, Municipal Clerk

\_\_\_\_\_  
James Belford Damiano, Mayor