

# LITTLE FALLS PLANNING BOARD

## AGENDA

June 4, 2020

### ROLL CALL

**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 9, 2020. A copy of the notice was mailed to the North Jersey Herald & News and the Little Falls website on the same date. Additionally, a copy of the Notice was filed in the office of the Township Clerk on said date.*

*The foregoing electronic public meeting is being conducted due to the current situation involving the COVID-19 virus and directives of State and County governments that restrict public gatherings and direct residents of New Jersey to stay at home. Adequate notice of this meeting was posted with the North Jersey Herald News and the Little Falls website advising that this meeting is being held remotely in accordance with NJSA 10:4-9-1.*

### FLAG SALUTE

### COUNCIL MEMBER(S) TO ADDRESS THE BOARD WITH NEW/OLD BUSINESS:

APPROVAL OF MINUTES: May 7, 2020

### MEMORIALIZING RESOLUTIONS:

1. Theta Holding Co., LP – 150 Clove Road (Block 251, lots 10, 10.01, 11, (and contiguous lot numbers 3, 4, 5, 6 and 16 in Block 251) and adjacent to property Bloc 251, Lot 12 (Montclair State University) for preliminary and site plan approval to develop an access/service road to connect the Overlook Corporate Center to Yogi Berra Drive on the Montclair State University Campus.

### APPLICATIONS:

1. Oakwood Estates at Great Notch, LLC – 36 and 40 Woods Road (Block 237, Lots 34.02, 31 & 61). Applicant is seeking amended approval to the October 3, 2019 approval of the Board for floor area ratio variance relief for each of the 3 lots as follows: 29.46%, 29.58%, and 29.63% (whereas 25% is the maximum floor area ratio permitted in the R-1A Zone).

2. Korek, LLC – 178 Newark Pompton Turnpike (Block 37, Lots 3 & 4). The applicant is returning to the Board for an amended approval to the October 5, 2017 approved resolution of this Board. At that time, the applicant was granted preliminary and final site plan approval (including “c” and “d” variance reliefs) and was permitted to construct a mixed-use building with retail/commercial uses on the first floor and residential uses on the second and third floors. A total of 5 dwelling units were approved. The applicant now returns to the Board with an amended application to reduce the number of dwelling units on the upper floors to 4 units.

### OLD BUSINESS:

### NEW BUSINESS:

APPROVAL OF BILLS: none

### ADJOURNMENT