

LITTLE FALLS PLANNING BOARD

AGENDA

July 27, 2023 - 7:00 P.M.

IN-HOUSE MEETING ONLY

(replaces August 3, 2023 meeting)

FLAG SALUTE

STATEMENT OF PUBLIC NOTICE – The Little Falls Township Planning Board meeting of Thursday, July 27, 2023 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 in the Little Falls website and filed in the office of the Township Clerk on said date.

ROLL CALL

COUNCIL MEMBER(S) COMMENTS

APPROVAL OF MINUTES: July 6, 2023

MEMORIALIZING RESOLUTIONS:

1. **J.Pappas Realty, LLC** - 208 Newark Pompton Turnpike, Block 37, Lot 11, Little Falls. d(1) use variance, preliminary and final site plan approval and c variance relief in order to permit the construction of a mixed-use building.

APPLICATIONS:

1. **The Manor at Little Falls, LLC and S&S at Main Street, LLC**, 115 Main Street, 107 Main Street and 10-12 Warren Street, Block 97, Lots 3, 5, 9, 9.01 and 11. The Applicant seeks amended preliminary and final site plan approval and c variance relief to add a newly proposed three-story mixed-use building inclusive of approximately twelve (12) residential units with approximately 1,500 square feet of street level commercial/ retail space, connected parking and other improvements on Lot 3 (12 unit building). The 12-unit building is adjacent to a previously approved 56 residential unit mixed-use building on Lots 5, 9, 9.01 and 11 along with commercial/bank/retail space previously approved by the Planning Board by Resolution dated September 22, 2021. The 12-unit building, and the 56-unit building will be connected. The Applicant proposes to merge or consolidate all lots into a single lot.

APPLICATIONS TO BE CARRIED:

None.

OLD BUSINESS:

NEW BUSINESS:

APPROVAL OF BILLS:

ADJOURNMENT: