

LITTLE FALLS PLANNING BOARD

AGENDA

September 7, 2023 - 7:00 P.M.

FLAG SALUTE

STATEMENT OF PUBLIC NOTICE – The Little Falls Township Planning Board meeting of Thursday, September 7, 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 on the Little Falls website on same date. Additionally, a copy of the Notice was filed in the office of the Township Clerk on said date.

ROLL CALL

COUNCIL MEMBER(S) COMMENTS

APPROVAL OF MINUTES: July 27, 2023

MEMORIALIZING RESOLUTIONS:

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 Planning Board granted amended preliminary and amended final site plan approval in order to permit the Applicant to add a three-story mixed-use building with 12 residential units to a previously approved mixed-use building with 56 dwelling units for a total of 68 residential units.

APPLICATIONS:

1. **Ordinance #1469** - An Ordinance of the Township Council of the Township of Little Falls in the County of Passaic, State of New Jersey, amending the Township Code, Chapter 280, Article XI Business B-2 District Section 280-81 Conditional Uses to add Class 5 Cannabis Retailer License. This Ordinance was referred by the Township Council to the Planning Board pursuant to the Municipal Land Use Law under N.J.S.A. 40:55D-26 for a Master Plan Consistency Determination.
2. **Master Plan Kick Off Presentation** – by: H2M Associates.
3. **Leif Enterprises, LLC**, 600 Route 46 West, Block 203, Lot 1. The Applicant seeks conditional use and preliminary and final site plan approval in order to operate a cannabis manufacturing facility.

APPLICATIONS TO BE CARRIED:

None.

OLD BUSINESS:

NEW BUSINESS:

APPROVAL OF BILLS:

ADJOURNMENT: