

**Township of Little Falls
County of Passaic
New Jersey**

Tel: (973) 256-0170

Municipal Building
225 Main Street
Little Falls, NJ 07424

**LITTLE FALLS PLANNING BOARD
MINUTES OF REGULAR MEETING OF
November 2, 2017**

Members Present:	W. Kilpatrick (Chairman) R. Greco (V. Chairman) C. Gaita K. Barry AJ Alvarez (2 nd Alt.) J. Reilly (3 rd Alt.) R. Corage (4 th Alt.)	Also Present:	Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Michael Cristaldi (Engineer) Valerie Laky (Board Secretary)
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Members Absent: J. Strothers
M. Fojut ((1st Alt.)
J. Macones
Mayor James Damiano

The meeting was called to order at 7:30 p.m. by the Chairman stating at least 48 hours' advance notice of this meeting was given to The Herald & News, placed on the bulletin board in the Municipal Building, filed with the Township Clerk, and posted on the Little Falls Township website.

Council to Address the Board: Nothing to report at this time.

The Chairman, on behalf of the Board announced the birth of Mayor James Damiano's new son. Best wishes to the Damiano family.

Approval of Minutes: for October 5, 2017.

Mr. Gaita motioned, seconded by Mr. Barry to approve the Minutes of October 5, 2017.

Poll of the Board: Ayes: Gaita, Barry, Councilman Sgobba, Alvarez, Reilly, Corage, Chairman Kilpatrick
Nays: None

The Chairman declared the Minutes Approved.

Resolutions:

1. Sendowski – 178 Newark Pompton Tpke.

Mr. Gaita motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Barry, Reilly, Corage, Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution Approved.

2. Theta Holdings – 150 Clove Road & Six Brothers Diner

Mr. Gaita motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Gaita, Barry, Councilman Sgobba, Reilly, Corage, Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution Approved.

3. Highview Homes – 139 Center Avenue.

Mr. Gaita motioned, seconded by Mr. Barry to approve the Resolution as presented.

Poll of the Board: Ayes: Gaita, Barry, Alvarez, Reilly, Corage, Chairman Kilpatrick
Nays: None

The Chairman declared the Resolution Approved.

APPLICATIONS:

1. **Brady 2005, LLC:** 155/139 Wilmore Road. Lot Line Adjustment.

John Veteri, Jr., Esq., attorney for the applicant came forward to state that the applicant is seeking a minor subdivision/lot line adjustment approval with regard to 155 Wilmore Road (Block 148, Lot 25), and 139 Wilmore Road (Block 150, Lots 5, 6, 7, 8, and 9). He stated that the applicant is requesting approval to adjust the lot line currently separating 155 Wilmore and 139 Wilmore Road, which will add approximately 3,186 sq. ft. of area to 139 Wilmore Road and decreasing lot area from 155 Wilmore Road. The area being conveyed is 18ft. wide by 177 ft. deep, and increasing 139 Wilmore Road from 56 ft. to 75 ft. This will result in a decrease of 155 Wilmore Road from 254.43 ft. to 236.43 ft. He also stated that a deed restriction against any further subdivision of these lots would be created if the Board approves the application. He further stated that no variances and no construction or physical modification to the site will be done. He said that he has addressed the concerns in the Report of the Engineer, Mr. Christaldi.

This portion of the meeting was opened to the public. No one coming forward, this portion of the meeting was closed to the public.

Mr. Grecco motioned, seconded by Mr. Gaita to approve this application as presented with a minor subdivision/lot line adjustment and a deed restriction shall be in place prohibiting any future subdivision of the property in order to create a new building lot, which Deed shall be recorded within 190 days of the memorializing of the Resolution.

Poll of the Board: Ayes: Greco, Gaita, Barry, Alvarez, Reilly, Corage, Chairman Kilpatrick
Nays: None

The Chairman declared the application Approved.

2. **Presentation of Downtown Study Area as an Area In Need of Redevelopment and/or An Area in Need of Rehabilitation:**

Jeff Janota, Planner for the Township of Little Falls, came forward and was sworn in to give testimony. He stated that this is the first step in a multi-step process in determining whether the Downtown Study Area should be designated as a non-condemnation area in need of redevelopment. He said that the area in need of redevelopment and rehabilitation is to stimulate change, offer incentives, negotiate change, and prepare a comprehensive plan. He stated that this study is not looking to acquire property or to force anyone out of their property. There are three (3) phases/stages to the redevelopment plan. First, was to conduct a preliminary investigation of all

properties designated by the council to determine if they are areas in need. Second, is to put together a redevelopment plan, and the third phase/stage is to select a redeveloper to put the plan in motion. The council directed their attention to the Downtown Study Area as to Main Street, Maple Street, and Paterson Avenue. Many buildings were cited as substandard, abandoned, public land or vacant land, with title issues, or ownership issues, and with natural hazard issues. The area was investigated also for circulation access, roundabouts were explored, which had little or no accommodations for pedestrians and un-signalized intersections. He said that each property is looked at by code violations, the tax assessors office for records, environmental records, health records, and contamination site information. He further stated that health and safety issues are a main concern of the public and to enhance the downtown and central business district. He said that this hearing before the Planning Board is for the Planning Board's consideration and recommendation to the governing body.

This portion of the meeting was opened to the public, Patrick Heaney came forward to ask if a developer has been involved or hired. He was told no, not yet, the plan is just in its first stages of determination. Vincent Cestone came forward and asked if there was mix use for the redevelopment plan; answer: Right now it's not yet planned. No others coming forward, this portion of the meeting was closed to the public.

Councilman Sgobba requested a recommendation that the Town change the name from Downtown to "Town Center". The Board agreed and requests that it be made a recommendation in the Resolution to change the name to Town Center.

Mr. Grecco motioned, seconded by Mr. Reilly to make recommendation to the governing body council to approve this Study Area as an Area in Need of Redevelopment and/or an Area in Need of Rehabilitation as presented, with a recommendation that the name be changed to "Town Center" instead of Downtown.

Poll of the Board: Ayes: Greco, Gaita, Barry, Councilman Sgobba, Alvarez, Reilly, Corage, Chairman Kilpatrick
Nays: None

The Chairman declared the motion approved.

OLD BUSINESS: None

NEW BUSINESS: None

Approval of the Bills: As presented.

Adjournment