



Mr. Greco motioned, seconded by Mr. Gaita to approve the resolution as presented.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, D. Damiano, Pocus, Kilpatrick  
Nays: None

The Chairman declared the Resolution Approved.

**3. Little Falls Redevelopers Urban Renewal, LLC — Singac Industrial Zone Redevelopment Area.**

Mr. Greco motioned, seconded by Ms. Strothers to approve the resolution as presented.

Poll of the Board: Ayes: Greco, Strothers, L. Damiano, Mayor Damiano, Corage, Pocus, Kilpatrick  
Nays: None

The Chairman declared the Resolution Approved.

**4. Little Falls Townhome Redevelopers Urban Renewal, LLC– Singac Industrial Zone Redevelopment Area. 102 Unit Townhome Development and Related Site Improvements.**

Mr. Greco motioned, seconded by Ms. Strothers to approve the resolution as presented.

Poll of the Board: Ayes: Greco, Strothers, L. Damiano, Mayor Damiano, Corage, Pocus, Kilpatrick  
Nays: None

The Chairman declared the Resolution Approved.

**5. Little Falls Townhome Redevelopers Urban Renewal, LLC – Singac Industrial Zone Redevelopment Area. 185 Unit Multi-Family Residential Apartment Building and Related Site Improvements.**

Mr. Greco motioned, seconded by Ms. Strothers to approve the resolution as presented.

Poll of the Board: Ayes: Greco, Strothers, L. Damiano, Mayor Damiano, Corage, Pocus, Kilpatrick  
Nays: None

The Chairman declared the Resolution Approved.

**APPLICATIONS:**

**Highview Homes LF, LLC (The Walk at Stevens) – 133 Stevens Avenue.** Use Variance, Floor Area Ratio Variance, "C" Variance and De Minimus Exceptions, Design Waiver Relief with Preliminary and Final Site Plan Approval for a 24-Unit Multi-Family Residential Apartment Building. (Block 99, Lots 20 and 21).

John Veteri, Esq., attorney for the applicant came forward to state that this evening is a continuation of the applicant's application, which was first heard at the March 7<sup>th</sup> meeting of the Planning Board. The applicant is requesting a use variance, floor area ratio variance, "c" variance, de minimis exceptions and design waiver relief with preliminary and final site plan approval for a 24-unit multi-family residential apartment building consisting of one and two-bedroom units. He stated that the property currently has a single-family home on it which has been vacant for many years, and is in disrepair. The property also contains a large barn in the rear yard. These buildings will be demolished as part of the application redevelopment. He stated that since the March 7<sup>th</sup> meeting of the Board, several improvements have been requested and are planned. These improvements are as follows: the sidewalk is to be widened to five (5) feet (as per the Passaic County Planning Board); the applicant is to provide all new sidewalk with curbing and an apron for the driveway; improvements to the front entrance; addition of three (3) trees on the street in front of the site; and a bicycle rack to be added. In addition, the applicant is to pay a corridor enhancement fee. He further stated that the front yard setback would increase from 10 ft. to 12.62 ft.; the front yard setback from the building would increase from 15.34 ft. to 18 ft.; the rear yard setback was decreased in one corner of the building from 20.6 ft. to 18ft.; parking spaces was increased from 34 to 37; the dumpster was relocated and a 3<sup>rd</sup> dumpster was added for recycling; a 10ft. x 24ft. loading space was added adjacent to the

dumpster; decorative fencing was added and additional landscaping was added including the street trees.

Joseph Hanrahan, Engineer for the applicant came forward to state that he has reviewed the amended site plan and confirmed the improvements. He said that the applicant is not seeking a building height variance because the height is at 33.5ft. (35 is permitted). He further stated that he reviewed the various options for the sewer system and the applicant will tie into the sanitary sewer system on Center Avenue. He further said that the current site does not have any storm water management system, and the proposed storm water management will be a significant improvement.

This portion of the meeting was opened to the public of Mr. Hanrahan. Several members came forward with their concerns regarding the parking spaces and drainage, and the meeting was then closed to the public.

Charles Olivio, Planner, testified as a Planner for the applicant came forward to state that the proposed site contains approximately .83 acres of usable land. He further said that the applicant is proposing to keep to the residential character of the neighborhood with its one and two-bedroom units. He said a variance relief is necessary because the proposed use of multi-family develop is not a permitted use in the R-1B Zone. He said there are 37 parking spaces proposed on the site. With 30 bedrooms proposed in total, there is one (1) space per unit with 13 spaces extra. This is acceptable. He stated that the applicant is requesting an exception for parking stall sizes (29 spaces are 9x18, 1 compact car space is 9x26, and 4 parking spaces are 8x23 (10x20 is required). He said that the applicant is increasing the greenspace on the lot and reducing impervious surface coverage, thus promoting the flow of traffic and reducing congestion in the development. He testified that the site is suitable for this proposed use as stated. He said that there will be improvements to the storm water management, as none currently exists on the site. Mr. Olivio stated that because the site is designed to resemble a townhome appearance, a "c" variance is needed for the number of stories of 3 (2 ½ is permitted).

This portion of the meeting was opened to the public of Mr. Olivio. Several members came forward with their concerns regarding the impact of drainage on their properties, parking spaces on the site, traffic and the study of traffic taken for Center Ave., loss of privacy due to building height, development to close to their properties preventing sunlight, proposed unit would be out of character to the area, no rentals of these units, and sewerage line backup. No others coming forward, the meeting was then closed to the public.

John Veteri, Esq. came forward to give his closing statement to the Board.

Mr. Greco motioned, seconded by Mr. Seber to approve this application as presented with variances for Use Variance, floor area ratio variance, "c" variance relief, de minimis exception from the residential site improvement standards (parking standards are sufficient), and size of handicap parking space of 8ft. x 18ft. The granting of this application is also subject to approval by the Township of Little Falls Department of Public Works (connection to the Center Ave sanitary sewer system), the approval of the Little Falls Shade Tree Dept., the applicant making payment in lieu of 4 Affordable Housing units, and approval from the Passaic County Planning Board.

Poll of the Board: Ayes: Greco, Gaita, Strothers, Barry, L. Damiano, Seber, Cataldo, Corage, Pocius, Kilpatrick  
Nays: None

The Chairman declared the application Approved.

**OLD BUSINESS:** none

**NEW BUSINESS:** None

**Approval of the Bills:** None

**Adjournment:** 10:15 p.m.