

**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
March 5, 2020**

Members Present:	W. Kilpatrick (Chairman) R. Greco (V. Chairman) C. Gaita K. Barry L. Damiano M. Seber D. Cataldo (1 st Alt.) R. Corage (2 nd Alt.) D. Damiano (3 rd Alt.) M. Pocius (4 th Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliadoro, Esq. Thomas Lemanowicz (Engineer) Jeffrey Janota (Planner) Valerie Laky (Board Secretary)
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Members Absent: J. Strothers

The meeting was called to order at 7:00 p.m. by the Chairman stating at least 48 hours' advanced 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: Councilman Sgobba stated that there were no new updates to report.

Approval of Minutes: February 6, 2020

Mr. Greco motioned, seconded by Mr. Gaita to approve the minutes of the February 6, regular meeting of the Board on same date.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Cataldo, D. Damiano, Chairman Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. Korek, LLC

Mr. Greco motioned, seconded by Mr. Barry to approve the Korek, LLC resolution as presented.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Cataldo, Chairman Kilpatrick,
Nays: None

The Chairman declared the resolution for Korek, LLC Approved.

2. Singac Volunteer Fire Company No. 3 and Nail Associates, LLC

Mr. Greco motioned, seconded by Ms. Cataldo to approve the Singac Volunteer Fire Company No. 3 and Nail Associates, LLC resolution as presented.

Poll of the Board: Ayes: Greco, Gaita, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba,
Cataldo, Chairman Kilpatrick,
Nays: None

The Chairman declared the resolution for Singac Volunteer Fire Company No. 3 and Nail Associates, LLC Approved.

APPLICATIONS:

1. THETA HOLDING COMPANY - (150 Clove Rd.) – Preliminary and Final Site Plan Approval to provide an internal access drive from the Overlook Corporate Center to Montclair State University.

Larry Calli, Esq. attorney for the applicant came forward to state that he will be starting the application from the beginning tonight, as some of the members of the Board were not present at the last meeting. He stated that the applicant is seeking bulk variance relief pursuant to N.J.S.A. 40:55D-70c and preliminary and final site plan approval in order to develop an access/service road and related improvements to connect the Overlook Corporate Center to Yogi Berra Drive on the Montclair State University Campus. He stated that it will be a private road (about 1,000 ft. long) to adjoin MSU property. He stated that they are not adding any structures on the site. This access road will be strictly for the office (corporate) people to have access during the day time. This access will be gated and controlled with an arm gate. He stated that this is a conforming use and is not proposing any landscaping around this access drive.

Dennis Keenan, Engineer for the applicant came forward to state that there is a 12-story office building on the service road and this proposed access road will bring the workers to and from the building. He said the proposed road is approximately 900 ft. long by 30 ft. wide (32 ft. is required by the ordinance). He said they do not want this to be a pass-through road and therefore is putting an arm gate for authorized individuals only. He also stated that Belgium block curbing will be used and if required, they are amendable to a fire hydrant being placed on the site.

This portion of the meeting was opened to the public. John Visconi, City of Clifton objector came forward to state his concerns as well as Henry Minkoff – from Clifton, regarding the safety concerns. Several others came forward to state their concerns and the public portion of the meeting was closed.

Sean Connolly, VP of Facilities Operations of MSU came forward to state that the proposed road will have shuttle busses (13-14) every 30 minutes, making the commute for the office workers

faster. It will only be for a small portion of the staffers and the busses will run from 7 am to 6:30 pm. He said that they will agree to use signage and some form of turnaround for unskillful users.

This portion of the meeting was opened to the public of Sean Connolly. Clifton objector, John Visconi came up to state his concerns. No others came forward and the meeting was then closed

Due to time constraints, this application and the applicant's traffic engineer expert, was then carried to the next regular meeting of the Board.

OLD BUSINESS: none

NEW BUSINESS: None

Approval of the Bills: None

Adjournment: 10:00 p.m.