

*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
VIRTUAL MEETING WAS CONDUCTED
MINUTES OF REGULAR MEETING OF
July 2, 2020**

Members Present:	W. Kilpatrick (Chairman)	Also Present:	Mayor James Damiano
	J. Strothers		Richard Briigliodoro, Esq.
	K. Barry		Thomas Lemanowicz (Engineer)
	L. Damiano		Valerie Laky (Board Secretary)
	M. Seber		
	D. Cataldo (1 st Alt.)		
	M. Pocius (4 th Alt.)		

Members Absent:

- R. Greco (V. Chairman)
- C. Gaita
- Anthony Sgobba (Councilman)
- R. Corage (2nd Alt.)
- D. Damiano (3rd Alt.)
- Jeffrey Janota (Planner)

The “virtual” 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: Mayor Damiano stated that there were no reports or updates presented to council for the Board at this time.

Approval of Minutes: June 4, 2020

Mr. Luke Damiano motioned, seconded by Ms. Cataldo to approve the minutes of the June 4, 2020 regular virtual meeting of the Board.

Poll of the Board: Ayes: Strothers, Barry, L. Damiano, Mayor Damiano, Seber, Cataldo, Pocius, and Chairman Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

RESOLUTIONS:

1. Oakwood Estates at Great Notch, LLC – 36 & 40 Woods Rd (Block 237, Lots 34.02, 31 & 61).
2. Korek, LLC – 178 Newark Pompton Turnpike (Block 37, Lots 3 & 4).

APPLICATIONS:

1. HIGHVIEW HOMES, LF, LLC – The Abbe at Little Falls Station: Final Site Plan Inspection:

Mr. Veteri came before the Board to state that upon final review and inspection of the referenced facility for compliance, some differences were brought to the attention of the developer. Some of them were to correct striping, missing signs, size of directional arrow striping, etc. However, some concrete sidewalks, sitting areas and crosswalks are not going to be constructed as planned. These sidewalks and sitting areas are in backyard areas and are in close proximity to the residential units. They feel this would be an intrusion of privacy for them. He stated that the crosswalks would be deleted because there will be no sidewalks. The Board was also presented with a letter from Dennis Lindsay, P.E. on behalf of the Township of Little Falls regarding the review of the final as-built plan for the Abbe at Little Falls Station. Mr. Lindsay requests that the Planning Board review the amendments to the site plan and seeks the Planning Board's authorization to either consider the amendments as a field change or to have to the Applicant return to the Planning Board on an amended site plan application. He asked that the Planning Board review this request and provide their decision to him.

Mr. Brigliadoro spoke to the Board with regard to approving this minor change as presented. He asked the Board if they will vote to state that this matter warrants a field change, or do they want the application to return to the Board at a later time and date. He stated that most of the Abbe was developed on the one portion. They planted more trees than the original plans required.

Ms. Strothers asked if by removing the sidewalks, does it impact the handicap access. The response was no that it did not because all of the access is in front. Mr. Barry stated that he was not assured that by removing the crosswalk striping it would be safe for commuters. Therefore, he suggested that crosswalk striping be added and that Mr. Lindsay re-address this issue.

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. Barry motioned, seconded by Ms. Cataldo to approve this application as a field change only. And also to present to Mr. Lindsay the Boards' concerns. He stated that Mr. Brigliadoro, Esq. send a letter from the Board to Mr. Lindsay affirming their decision.

Poll of the Board: Ayes: Strothers, Barry, Luke Damiano, Mayor Damiano, Seber, Cataldo, Pocius, and
Chairman Kilpatrick
Nays: None

The Chairman declared the application APPROVED.

OLD BUSINESS: none

NEW BUSINESS: none

APPROVAL OF BILLS: none

ADJOURNMENT