

*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
September 3, 2020**

Members Present:	W. Kilpatrick (Chairman) R. Greco (V. Chairman) C. Gaita J. Strothers (attended 7:30) K. Barry M. Seber D. Cataldo (1 st Alt.) R. Corage (2 nd Alt.) D. Damiano (3 rd Alt.)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliadoro, Esq. Thomas Lemanowicz (Engineer) Jeffrey Janota (Planner) Valerie Laky (Board Secretary)
Members Absent:	L. Damiano M. Pocius (4 th Alt.)		

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.

The Chairman stated that the application for Lou and Mindi Bekiri will not be heard tonight and will be carried to the next regular meeting of the Board.

Council to Address the Board: Council stated no one came forward to address the Council with any concerns at this time.

Approval of Minutes: July 2, 2020

Mr. Barry motioned, seconded by Ms. Cataldo to approve the minutes of the July 2, 2020 regular virtual meeting of the Board.

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

The Chairman declared the Minutes Approved.

RESOLUTIONS:

There were no resolutions to approve.

APPLICATIONS:

1. Presentation by Township Planner regarding the proposed Downtown Redevelopment Plan.

Jeff Janota, Township Planner, came before the Board to give a presentation of the proposed Downtown Redevelopment Plan. In his power point presentation, he stated that there were three (3) phases of the plan. First phase was a study to see if it meets the criteria, the second phase is adopting a redevelopment plan, and the third phase is for the developers to come up with a site plan and renegotiations will begin. In the process, he stated that the municipal council will authorize the Planning Board to conduct their review and study of the plan and then make their recommendations. He said the study areas are the canal, Main Street, and vacant lots that are awaiting development. The plan consists of objectives, concept plans, relocation assistance, plans regarding trees, lighting, driveways and their relationship to the Little Falls Master Plan. He also advised that there was a redeveloper vision which will activate downtown settings, preserve the character of the downtown area with a sense of place, and create an attractive livable environment, regulate the facade to Township standards, encourage foot traffic and parking connection, create a range of marketable rate affordable housing, revitalize under-utilized areas of the Township, improve connectivity to the business center and improve circulation patterns for pedestrians and vehicles to prevent conflicts between the two. He also discussed a roadway design and circulation for parking to be provided onsite, no overnight parking in the canal parking lot. He further stated that Paterson Avenue, Maple Street and the Old Morris Canal lane will be converted to a compact roundabout consistent with the Master Plan.

At this time, the meeting was opened to the Board for questions.

Mayor Damiano asked about traffic lights, which may create more traffic than assisting. Recommending that maybe changing the timing could help. Mr. Janota suggested to input it into the plan and refer to the county.

Derek Damiano asked if it was a firm plan for the roundabout to be placed at Paterson Avenue. Mr. Janota answered yes because it's a significant area size. Mr. Lemanowicz added that it could be problematic even with a traffic signal timing, especially if there is a power outage. Mr. Corage also added that the roundabout (80 ft) could be a concern if there are buses and large tractor trailers trying to get through.

Mr. Barry asked if the firehouse was moving. If not, are they considering converting Paterson Avenue to a one-way street? Will a fire truck be able to turn, and will the response time be affected?

At this time, the presentation was opened up to the public for questions, no one coming forward, it was closed to the public.

The Board went over the provisions and recommendations and the presentation was ended.

Mayor Damiano and Mr. Sgobba recuse themselves from the next application due to a "C" variance.

2. Sami Zeidan – property located at 5 Camp Bal Place, Little Falls, and identified on the Township Tax Map as Block 165, Lot 11.01. The applicant seeks variance relief in order to expand the second floor of the existing residential dwelling.

Nissir Almukhtar, Architect for the applicant came forward to state that the applicant purchased the

premises as a one-family (mother/daughter) home although it has 2 separate entrances. He stated that his brother-in-law and girlfriend reside on the second floor. They were required to remove the oven and recap it at the time of purchase as to not have it as a two-family dwelling. He stated that they are proposing to add an extension over the garage and to add two more bedrooms. He said they are not increasing the footprint of the home, just the area (600 sq. ft.). The home will have a total of 6 bedrooms when complete. No bathroom is proposed.

At this time, the Chairman opened the meeting to the Board members. Questions as to whether the 2nd apartment is legitimate and is this a separate unit because the brother-in-law lives there, as this home is in a single-family zone. It was suggested that the applicant retain an attorney and to get a planner and come back to the Board to present his application further.

The applicant agreed to adjourn this application to the next meeting of the Board in order to obtain an attorney and a planner and to provide proof of permits for the second apartment. He also agreed that he will re-notice his application.

No further questions of the Board, this application was carried.

OLD BUSINESS: John Veteri, came before the Board to report that he met with Mr. Lindsay with regard to Ivy Homes at the Abbey and is happy to say that the work was completed and they were able to engineer the sidewalk and striping and replaced some dead trees. He said there was only one more unit to sell. He further stated that the comments from the Board made for a better completed goal.

NEW BUSINESS: none

APPROVAL OF BILLS: none

ADJOURNMENT