

**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  
May 7, 2020**

Members Present:	W. Kilpatrick (Chairman) R. Greco (V. Chairman) J. Strothers K. Barry L. Damiano M. Seber D. Cataldo (1 <sup>st</sup> Alt.) R. Corage (2 <sup>nd</sup> Alt.) D. Damiano (3 <sup>rd</sup> Alt.) M. Pocius (4 <sup>th</sup> 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: C. Gaita

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. After the flag salute, Mr. Kilpatrick asked that the Board give a moment of silence for the fallen victims of the Covid-19 virus.

**Council to Address the Board:** Councilman Sgobba stated that there were no new updates to report.

**Approval of Minutes:** March 5, 2020

Mr. Greco motioned, seconded by Mr. Luke Damiano to approve the minutes of the March 5, 2020 regular meeting of the Board.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, Corage, D. Damiano, Pocius, and Chairman Kilpatrick

Nays: None

The Chairman declared the Minutes Approved.

**RESOLUTIONS:** No resolutions to approve.

**APPLICATIONS:**

1. **THETA HOLDING COMPANY (continuation)** - (150 Clove Rd.) – The applicant is seeking Bulk Variance relief, Preliminary and Final Site Plan approval 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.

**Lawrence Calli, Esq.** attorney for the applicant came before the Board to state that public hearings on this application were heard by the Board on February 6, 2020, March 5, 2020 (the applicant started the presentation and only had 15 minutes to present before the evening cut-off time arrived. Therefore, the applicant agreed to commence the hearing from the beginning at the March 5, 2020 meeting), and May 7, 2020. Mr. Calli stated that the applicant proposes to construct an internal access drive about 1,000 ft. long that will connect an existing access driveway on the campus of the Overlook Corporate Center at 150 Clove Rd. to an internal drive, which is Yogi Berra Drive located on the adjacent Montclair State University property. He stated that the purpose of the access drive is to facilitate internal access from the MSU Campus to the overlook Corporate Center (MSU leases office space at the Overlook Corporate Center).

**Dennis Keenan, Engineer** for the applicant came forward to state that the Overlook Corporate Center consists of an office building, a parking garage and surface parking, and identified local access roads to the Board. He stated that approximately 200 MSU staff members making about 100 trips per day are travelling on local roads. He further said that MSU operates a shuttle bus service and the 100 trips per day would alleviate the Clove Road congestion. He also said that the application will make a portion of Yogi Berra Drive a two-way for workers from MSU to go back from the Overlook Corporate Center. With regard to the payment of taxes, he stated that the payment is the subject of a pending tax appeal and that at the conclusion, any owed taxes would be paid before a certificate of occupancy is issued. He stated that previously, the applicant was proposing an internal road width of 30 ft., but failed to provide a 2ft. road grass strip (necessitating the need for bulk variance relief). He said that the applicant revised the application to reduce the interior road width to 24ft. with a 2ft. interior road grass strip (eliminating the bulk variance relief) making the application fully conforming, and shifting the road to the north away from the Clifton residents. He also added that the proposed access road would achieve 2 goals: (i) making it more efficient for the staff members to travel to and from MSU; and (ii) reducing the flow of traffic on the local roadways. He testified that that access road would have a gate system with either a key-card or a license plate reader for access (also giving First Responders an access card or similar feature). He further stated that the light poles were being reduced from 25ft. to 20ft. He said the applicant is willing to install a fire hydrant, and agreed to Belgium block curbing with a berm of evergreen plantings to buffer the residents on the Clifton side.

This portion of the meeting was opened up to Mr. Keenan only. City of Clifton was represented by Mr. Marc Liebman, Esq. (John Visconi, attended the previous meeting). Mr. Liebman had questions regarding the berm and the planting of evergreens for Clifton residents and their privacy. Others following with questions regarding the 2-way access proposed on the roadway and the installation of gates. No others coming forward this portion of the meeting was closed.

**Andrew Villari, Traffic Engineer** for the applicant came forward to testify that the purpose of the application is to provide an internal roadway in order to connect MSU to the Overlook Corporate Center. He said that the application, if approved, will keep MSU traffic on private land and not on public roadways therefore, it would be beneficial to the neighboring community. He added that there are no variances needed. He testified that the roadway would be 900 ft. long and 24ft. wide. It is a roadway that is one-way in each direction and each lane is 12ft. wide. They are also providing for a 5ft. wide sidewalk. He stated that there would be a security gate on both ends with license plate readers for access (no security booth proposed). He also said that only 50 of the 200 employees will have access to the road and the shuttle bus would be entirely on the private road at all times. He stated that he does not see a safety concern or any conflicts.

Mayor Damiano requested that the road be renamed as to not cause any confusion with Overlook Avenue and Overlook Road already in existence. Mr. Keenan stipulated that he would work with the applicant to address this concern and renaming the access road.

This portion of the meeting was opened to the public of Mr. Villari. Mr. Liebman came forward to ask questions of the gated access. No others, this portion of the meeting was closed to the public.

Mr. Greco asked the question if someone would enter the road by mistake, can they turnaround? Is there ample room? Is there sufficient signage at the beginning of the road? Is the sidewalk being gated as well? He also questioned the lease terms for the roadway. If the Lease of the building is terminated or they move, will the roadway be removed? Mr. Keenan stipulated that he would work with the applicant to address these concerns and stated that if another use will be in place, that applicant will have to come before the board.

Attorney Calli came forward to state that concluded his application. And feels that this application is a very clean cut application.

This portion of the meeting was opened to the public. Several members of the public came forward to state their concerns with the traffic, will there be enough site distance, will the roadway be in operation for 7 days a week and will the shuttle buses be running at night. No others coming forward, this portion of the meeting was closed to the public.

Mr. Greco, motioned seconded by Councilman Sgobba to approve the application as presented to construct an internal access drive approx. 1,000 ft. in length that will connect an existing access driveway on the site of the Overlook Corporate Center at 150 Clove Road, Little Falls, to an internal drive known as Yogi Berra Drive on the adjacent MSU property. The applicant is to stipulate that in the event MSU is no longer a tenant, the access roadway will be blocked. The applicant will work with the Township of Little Falls to provide a name for the access roadway, and to address the comments of the Board Engineer regarding storm water management as set forth in the Engineer's report of March 4, 2020.

Poll of the Board: Ayes: Greco, Barry, Luke Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, Corage, Derek Damiano, Pocius, Kilpatrick

Nays: None

The Chairman declared the application APPROVED.

#### **OLD BUSINESS:**

**NEW BUSINESS:** A letter from a Little Falls resident (Arnold Korotkin) was read to the Board. He stated that the Board should be safe and observed how the Covid virus has alternated how governmental offices are conducting business in these pandemic times through virtual meetings. He also asked if the meetings will be live streamed. (Answer: These meetings are for the public to engage through the website, but will not be live-streamed. However, the minutes of the meeting will be posted on the website).

**APPROVAL OF BILLS:** none

#### **ADJOURNMENT**