

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
November 4, 2021

Members Present:	W. Kilpatrick (Chairman)	Also Present:	Mayor James Damiano
	C. Gaita		Richard Briigliodoro, Esq.
	K. Barry		Thomas Lemanowicz (Engineer)
	L. Damiano		Ryan Conklin (Planner)
	D. Cataldo (1 st Alt.)		Valerie Laky (Board Secretary)
	R. Corage (2 nd Alt.)		

Members Absent:

- R. Greco (Vice Chairman)
- J. Strothers
- Anthony Sgobba (Councilman)
- M. Seber
- D. Damiano (3rd Alt.)
- M. Pocius (4th Alt.)

The “virtual” meeting of the Planning Board 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, The Bergen Record, the Little Falls Website, filed with the Township Clerk, and a copy of the notice was placed on the bulletin board in the Municipal Building.

Approval of Minutes: for September 22, 2021 (Special Meeting) and October 7, 2021

L. Damiano motioned, seconded by Barry to approve the minutes of September 22, 2021 as presented:
Poll of the Board (September 22, 2021) Ayes: Kilpatrick, Barry, L. Damiano, and Cataldo
Nays: None

The Chairman declared the September 22, 2021 minutes Approved.

L. Damiano motioned, seconded by Rocco to approve the minutes of October 7, 2021 as presented:
Poll of the Board (October 7, 2021) Ayes: Kilpatrick, Barry, L. Damiano, Cataldo and Corage
Nays: None

The Chairman declared the October 7, 2021 minutes Approved.

Council to address the Board: No comments presented from the council meeting.

RESOLUTIONS:

1. **215 NEWARK POMPTON TURNPIKE** – Route 23 Realty, LLC – 4 story, 50-unit residential building (Preliminary and Final Site Plan approval needed). B-1 Zone.

Mr. Barry motioned, seconded by Ms. Cataldo to approve the Resolution as presented:

Poll of the Board: Ayes: Kilpatrick, Barry, L. Damiano and Cataldo

Nays: None

The Chairman declared the Resolution Approved.

2. **MOHAMMAD and SAMAR AWWAD** – 10 Lynn Place, Block 186, Lot 28. Addition of a covered roof to an existing open air elevated rear terrace. R 1-B Zone. Variance relief for an addition to a single-family dwelling.

Mr. Barry motioned, seconded by Mr. L. Damiano to approve the Resolution as presented:

Poll of the Board: Ayes: Kilpatrick, Barry, L. Damiano, Cataldo and Corage

Nays: None

The Chairman declared the Resolution Approved.

3. **AHMAD MIRGHAHARI and ZIBA VAKILI** – 30-38 Newark Pompton Turnpike, Block 58, Lots 4, 5, 6, 7, 8, 9, 10, and 11, and a portion of the former Singac Place. B-1 Zone. Site Plan and Use Variance needed to construct a retail/residential mixed-use building.

Because the applicant failed to secure the number of affirmative votes necessary to approve the application as set forth herein, the application was denied and the vote to approve the denied Resolution is as follows:

Mr. Corage motioned that he approves his vote on record as denying the Resolution.

Poll of the Board: Nays: Corage

The Chairman declared the Resolution Denied.

APPLICATION:

1. **PASSAIC VALLEY REGIONAL HIGH SCHOOL** – 100 E. Main Street, Little Falls. Courtesy presentation for improvements to the athletic field, including new turf and lighting.

Raymond B. Reddin Esq., attorney representing PV High School, came before the Board to give a presentation regarding the installation of a turf field at the existing football field, as well as other improvements related thereto on the grounds of Passaic Valley Regional High School. He stated, whenever they are going to spend taxpayer money they need to come before the Planning Board to have approval and authority to review the project and make any comments or recommendations in conjunction with its Master Plan.

Giving testimony was Robert Gregoria, a licensed professional Engineer as well as Mario Gaita supervisor of the grounds at Passaic Valley High School. Mr. Gregoria stated that the field will be at the same grade level, it will just be smoothed out. They are also proposing 4 poles of LED lighting directed downward, but not beyond the field (only from end zone to end zone).

Several questions from the Board Members were with regard to the discharge pipe at the current stream system. Will the pipe size remain the same? Answer: yes, and water flow will not be increased. Actually the water flow will be decreased. Question regarding the end zones on the field. There are big trees there now. Are they being removed? Answer: they will be coming down if they are going to turf that area sometime in the future. As of right now the trees

are remaining. This presentation proposal is for turfing the field only. Mario Gaita from PVHS, Supervisor of building and grants, stated, that the utilization of the area beyond the turf area (in the end zone) is used for stretching and people sitting. If it is turfed at a later time, the trees will have to come down. Chairman Kilpatrick stated that he did not want to see those trees removed, and wants to keep the grass area as it is. With no other questions or discussion from the Board Members, the meeting was opened to the public. No members of the public came forward. This portion of the meeting was closed.

At the conclusion of the presentation, the Planning Board recommended that the Board of Education preserve the three Pin Oak trees on the south side of the field, along with the three Sycamore trees and one Pin Oak tree on the north side of the football field. The Board finds that these stately trees appeared to be nearly 100 years old and offer many visual benefits to those areas. Furthermore, trees of this size produce shade and reduce stormwater runoff. They also remove pollutants from nearby Route 46 and improve air quality, particularly for the athletes. Also, the trees on the south end will continue to provide a shade filled green area with easy wheelchair access. Therefore, the Board recommended that the Board of Education preserve these end zone trees and not install any portion of the turf field in these areas.

Mr. Barry, seconded by Mr. Gaita to approve the Board Attorney to provide a letter of recommendation to Raymond Reddin, Esq. regarding the Board's concern with preserving the trees on the south and north side of the existing football field at Passaic Valley Regional High School.

Poll of the Board: Ayes: Kilpatrick, Gaita, Barry, Mayor Damiano, Cataldo and Corage
Nays: None

The Chairman declared the presentation approved with a letter of recommendation.

Old Business: None

New Business: Just a reminder to the Board that a Special Meeting has been set for November 18, 2021, which will be a re-exam of the ordinances to zoning codes.

Approval of the Bills: presented to the Township.

Adjournment: 7:35 P.M.