

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
July 27, 2023
(This meeting replaces the August 3, 2023 meeting)

Members Present: W. Kilpatrick (Chairman) Also Present: Mayor James Damiano
 K. Barry (V. Chairman) Anthony Sgobba (Councilman)
 C. Gaita R. Briigliadoro, Esq. (Attorney)
 L. Damiano M. Kobylarz (Engineer)
 D. Cataldo V. Laky (Secretary)
 Dr. Abdi (3rd Alt.)

Members Absent: R. Corage
 M. Seber
 D. Damiano (1st Alt.)
 M. Pocius (2nd Alt.)
 Ahmad Awawdeh (4th Alt.)
 S. Chavan (Planner)

The meeting of the Planning Board was called to order at 7:00 p.m. by Chairman Kilpatrick stating at least 48 hours' advanced notice of this meeting(which is taking place instead of our August 3, 2023 meeting due to a conflict) was given to The Herald & News, The Bergen Record, the Little Falls website, and filed with the Township Clerk.

Council to address the Board: Mayor Damiano stated that no member of the public came forward with any comments or concerns at this time.

Approval of Minutes – July 6, 2023

Ms. Cataldo motioned, seconded by Mr. L. Damiano, to approve the minutes of the July 6, 2023 meeting of the Board as presented:

Poll of the Board: Ayes: Barry, L. Damiano, Cataldo, Mayor Damiano, Abdi and Chairman Kilpatrick
 Nays: None

The Chairman declared the minutes for July 6, 2023 APPROVED.

RESOLUTIONS:

1. **J PAPPAS REALTY, LLC** – 208 Newark Pompton Turnpike, Block 37, Lot 11, B-1 Zone. D(1) Use variance, Preliminary and Final Site plan approval and “C” Variance relief in order to permit the construction of a mixed-use building.

Mr. Barry motioned, seconded by Mr. L. Damiano, to approve the Resolution for J Pappas Realty, LLC as presented and reviewed by the Board.

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

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. **The Manor at Little Falls, LLC and S&S at Main Street, LLC**, 115 Main Street, 107 Main Street and 10-12 Warren Street, Block 97, Lots 3, 5, 9, 9.01 and 11. The Applicant seeks amended preliminary and final site plan approval and c variance relief to add a newly proposed three-story mixed-use building inclusive of approximately twelve (12) residential units with approximately 1,500 square feet of street level commercial/ retail space, connected parking and other improvements on Lot 3 (12 unit building). The 12-unit building is adjacent to a previously approved 56 residential unit mixed-use building on Lots 5, 9, 9.01 and 11 along with commercial/bank/retail space previously approved by the Planning Board by Resolution dated September 22, 2021. The 12-unit building, and the 56-unit building will be connected. The Applicant proposes to merge or consolidate all lots into a single lot.

Thomas P. Scrivo, Esq., attorney for the applicant came forward to state that the applicant is requesting an amended preliminary and amended final site plan approval for the property located in the TV-CBD Zone. He stated that the applicant previously received approval to permit a three-story mixed-use building of 56 one-bedroom units, including retail space. He said the amended application will add a new proposed three-story mixed-use building, including 12 one-bedroom units together with 1,500 sq. ft. of retail space, which will be connected to the 56 unit building with a corridor. He further stated that there will be a total of 68 residential units and approximately 6,234 sq. ft. of retail space.

Steven Corso, Architect for the applicant came forward to state that the applicant is adding a similar structure as in the previous application to the Board, and that the parking will be expanded to accommodate more cars in the existing garage. He also stated that the two buildings will be connected through a corridor. He stated that the facade of the building will be enhanced with stone, of course subject to the review of the Board Planner. He said a storage area will also be provided for the retail space.

This portion of the meeting was opened to the public for questions of Mr. Scrivo. Members of the public asked if bicycle racks are being provided, will there be on-site security, and if there were plans for sound barrier. No others coming forward, this portion of the meeting was closed to the public.

Patrick McClellan, Engineer for the applicant, came forward to state that with regard to the prior approval of the Board for the three-story mixed-use building, there were no further changes proposed for that building. He stated that the applicant is adding retail space and 12 one-bedroom units (for a total of 68 one-bedroom units). He stated that they are proposing to expand the parking area with 12 9 x 18 spaces. He further stated that by connecting the two buildings, they lost 2 spaces on each level of the buildings. He also said that the building height conforms with the Township Ordinance.

They are proposing more lighting fixtures, adding 3 more bicycle spaces (total of 10), enhancing the landscaping, and will comply with the Board Engineer on all comments.

Board Members asked if the deliveries to the retail stores are in an area marked reserved? Yes. Mayor Damiano asked if any, will the streetscape damages be repaired and/or restored? Yes. Are there any plans to cut down on sound? Yes, more landscaping.

This portion of the meeting was opened to the public for questions of Mr. McClellan. He was asked if impervious coverage was extended? No, the applicant is reducing impervious coverage. No others coming forward, this portion of the meeting was closed to the public.

Joseph Staigar, Traffic Engineer for the applicant, came forward to state that he prepared the original report for the site in November of 2021. He stated that this application is for an additional 12 units and 1,500 sq. ft. of retail space. He stated that as a result of the additional 12 units, this would only generate 4 or 5 more trips per hour at peak times. He said that previously the Bank's operation was generating more traffic. He said that this is a well-designed, safe and efficient layout in his opinion.

This portion of the meeting was opened to the public for questions of Mr. Staigar. Several members of the public came forward to inquire about the traffic this application may cause and about lefthand turning onto Main Street from the site. No others coming forward, this portion of the meeting was closed to the public.

Jeffrey Stiles, Planner for the applicant came forward to state that the applicant is not requesting any additional variances other than what was previously granted. This is a further expansion of the previous existing structure. He stated that the 9 x 18 parking spaces comply, and in fact, they have additional parking spaces. He further stated that they are going to meet with the Special Master regarding the affordable housing element of this application.

This portion of the meeting was opened to the public for questions of Mr. Stiles. No one coming forward, this portion of the meeting was closed to the public.

This portion of the meeting was now opened to the public for any comments and questions. Several members of the public came forward with comments regarding traffic at the intersection of Main Street and Center Avenue. This portion of the meeting was closed.

Mr. Sgobba motioned, seconded by Mr. Barry to approve the application as presented for amended preliminary and final site plan approval to add a newly proposed three-story mixed-use building with 12 one-bedroom residential units and 1500 square feet of street level retail space, noting that the two buildings will be connected resulting in a total of 68 one-bedroom residential units and 6234 square feet of retail space.

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

Nays: Abdi

The Chairman declared the application APPROVED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 8:35 PM