



**RESOLUTION:**

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.

Mr. Gaita motioned, seconded by Mr. L. Damiano, to approve the Resolution for The Manor at Little Falls, LLC and S&S at Main Street, LLC as presented and reviewed by the Board.

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

and Chairman Kilpatrick

Nays: Abdi

The Chairman declared the Resolution APPROVED.

**APPLICATIONS:**

1. **Ordinance #1469** - An Ordinance of the Township Council of the Township of Little Falls in the County of Passaic, State of New Jersey, amending the Township Code, Chapter 280, Article XI Business B-2 District Section 280-81 Conditional Uses to add Class 5 Cannabis Retailer License. This Ordinance was referred by the Township Council to the Planning Board pursuant to the Municipal Land Use Law under N.J.S.A. 40:55D-26 for a Master Plan Consistency Determination.

The Little Falls Mayor and Council introduced Ordinance No. 1469 to the Planning Board amending the Township Code, Chapter 280, entitled, Zoning in Order to Permit a Class V Cannabis Retailer License as a Conditionally Permitted Use in the B2 Zone, which is an ordinance to amend the code of the Township of Little Falls Chapter 280-81. The Mayor and Council refer this matter to the Planning Board to determine its' consistency with the 2023 Master Plan Re-examination Report.

San Chavan, Board Planner, came forward and testified with regard to the land use planning. She stated that ordinance #1469 proposes to eliminate the prohibition on

cannabis retail in the B2 zone and proposes that establishments licensed for cannabis retail are permitted subject to the approval of the Planning Board pursuant to a conditional use application and subject to the regulations in the schedule of use, area and bulk regulations. She stated that the 2023 Ee-examination Report of Little Falls retains its small town character, while at the same time promotes a positive diverse and active community. She also stated that several goals relative to the ordinance has been met with regard to general health safety and the welfare of residents, while upgrading to preserve and increase the vitality of the existing commercial areas.

Several board members questioned if the ordinance will specifically state only schools and can the town include parks bus stops churches etc.

At this time there was a motion to open the meeting to the public. No one coming forward, this portion of the meeting was closed to the public.

Mr. Gaita motioned, seconded by Mr. Barry, to approve that the consistency determination for Ordinance No. 1469 is substantially consistent with the 2023 Master Plan Re-examination Report.

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.

2. **Master Plan Kick Off Presentation** – by: H2M Associates.

Ms. San Chavan, Planner for the Little Falls Planning Board, came forward to give the presentation to the Board. She stated that this presentation is a guiding document with recommendations every 10 years. She said there are goals and objectives, economic development, land use plan, sustainability, circulation element and open space. Phase I is the scope plan, Phase II is existing conditions and analysis, Phase III is the community engagement and outreach, Phase IV is the Comprehensive Plan Development, and Phase V is the final plan and adoption. She stated that they are seeking the Planning Board's input throughout the process by presenting and gathering comments to adopt the plan. Sometime in March with the Planning Board's input, they will develop the final plan.

*AT THIS TIME, MAYOR DAMIANO AND COUNCILMAN SGOBBA RECUSE THEMSELVES.*

3. **Leif Enterprises, LLC**, 600 Route 46 West, Block 203, Lot 1. The Applicant seeks conditional use and preliminary and final site plan approval to operate a cannabis manufacturing facility.

John J. Veteri, Jr., Esq., attorney for the applicant came forward to state that the applicant is requesting preliminary and final site plan approval to permit and operate a Class 2 cannabis

manufacturing facility in the B2 zone. He permitted several exhibits depicting a rendering of the site and surroundings the facade of the building and signage. He said this is a very peculiar site with a very narrow lot. He also stated that the building was formerly operated by Liberty Travel and measures approximately 1400 square feet. He stated the building is in a state of disrepair. He said that there are two other buildings on the site, one owned by Enterprise Rent-A-Car and the other was a former tattoo parlor.

Michael Inzitari, COO of Leif Enterprises, LLC and Jason March, CEO came forward to state that the facility will not be open to the public. He said they are creating a cannabis powder made-up of natural ingredients. He explained to the board that they will receive the cannabis oil in a one liter bottle (which is a one month supply), and one is delivered to the premises every two to three weeks. The oil is then compounded and mixed to a water soluble. This results in approximately 4 to 5 deliveries per week. He stated that they will be delivering to retail dispensaries only, not to residential. He further stated that there will be no odor, no noise, and no growing of plants. He also testified that the product will be vaulted from employees and theft. Their security is a camera every inch of the building with a 24 hour seven day recording coverage capability. He also stated that the CRC regulates and monitors both the interior and exterior of the property as well. He said the hours of operation will be 9:00 to 5:00 Monday through Friday with five employees or less. Every employee will be background checked and will be 18 or 21 years old. He also said that all products to and from the premises will be tracked with batch and lot numbers.

Joseph Mele, Engineer for the applicant came forward to state that the site measures approximately 700 feet of frontage on Route 46. He stated that the building measures 1,385 square feet in size. He said that because of the narrow triangular shape of the site, it will follow the suggestions of the Board Engineer that the easterly driveway be an ingress only one way drive along the Leaf Enterprises building. Vehicles exiting the site would be directed to the most westerly portion of the driveway. He also stated that the dumpster will be enclosed on the site, and the site will be re-paved. Also, there will be a back door for deliveries. He stated that parking remains the same at 14 spaces, which in his opinion, was ample parking for this site. He further stated that they are proposing two (2) freestanding signs. One sign would have the address, 600 Route 46 on it, and the other would have the American flag (without the eagle) and the words God Bless America would remain. The signs will be lit, but non-digital. He added that they will be adding two (2) more wall socket lightings and proposing a guardrail by the retaining wall.

Mr. Matt Flynn, Planner for the applicant, testified with regard to the unique shape of the site and that the applicant will require the following d(3) variance relief: (1) front yard landscaping (the building is located in the front yard setback and the applicant cannot comply with this requirement); (2) Parking location (parking is permitted in the rear yard, but a fence abuts the property line where new cars from a dealership are parked); (3) Display of Cannabis (fencing) (no display in any form (plants or signage) on the exterior of the building or through the windows). However, a 6ft. fence will be placed on the property line. He also reviewed the "c" variances the applicant will need: (1) sign types (reducing sign clutter and appropriate in size), (2) minimum parking (because the site is not a retail establishment for members of the public, and has a limited number of employees); (3) curb cuts (measured 33 ft. (30 ft. required). Mr. Flynn favored the use of a vacant building with the reduced sign clutter along Route 46. He concluded that the applicant conforms to 9 out of 12 conditions under the Conditional Use Ordinance for cannabis licenses and includes the three conditions listed above.

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

Mr. Barry, seconded by L. Damiano to approve this application which determines that the applicant has met the minimum requirements of the Municipal Land Use Law with the d(3) conditional use variances and "c" variance relief as stated above.

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

Nays: None

The Chairman declared the application APPROVED.

**Old Business:** None

**New Business:** None

**Approval of the Bills:** presented to the Township.

**Adjournment:** 9:21 PM