

**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
CONTINUED SPECIAL MEETING OF THE BOARD
(FROM MARCH 21, 2022)
VIRTUAL MEETING WAS CONDUCTED
March 30, 2022**

Members Present:	W. Kilpatrick (Chairman)	Also Present:	Mayor James Damiano
	R. Greco (Vice Chairman)		Anthony Sgobba (Councilman)
	C. Gaita		Richard Briigliodoro, Esq.
	R. Corage		Michael Cristaldi (Engineer)
	L. Damiano		San Chavan (Planner)
	M. Seber		Valerie Laky (Board Secretary)
	D. Cataldo (1 st Alt.)		

Members Absent: K. Barry
D. Damiano (2nd Alt.)
M. Pocius (3rd Alt.)
Dr. E. Abdi

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

Approval of Minutes: for March 21, 2022 (Part I of II)

Mr. Gaita motioned seconded by Mr. Greco to approve the minutes of March 21, 2022 (Part I of this application) as presented:

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

Nays: None

The Chairman declared the minutes for March 21, 2022 Approved.

SPECIAL MEETING (CONTINUATION FROM MARCH 21, 2022):

1. **KV Realty, LLC** for property known and designated as Block 111, Lots 9, 11, 12.01, 12.02 and 13 and Block 112, Lots 2-10 which property is located at 15, 25, 27 and 16-50 Paterson Ave., Little Falls, New Jersey. The subject property is located within the TV/CBD Redevelopment Area. The Applicant seeks preliminary and final major subdivision approval; preliminary and

final site plan approval, design waivers and variance relief, if required, in order to permit the construction of the following:

- A. Phase II (22 Paterson Avenue) Sixty (60) dwelling units and approximately 7,100 square feet of retail space;
- B. Phase III (15 Paterson Avenue) Seven (7) dwelling units and approximately 3,300 square feet of retail space;
- C. Phase IV (25 Paterson Avenue) Eight (8) dwelling units and approximately 3,300 square feet of retail space;
- D. Phase V & VI (27 Paterson Avenue) Six (6) attached townhomes;
- E. Related site improvements in each Phase.

John Veteri, Esq., attorney for the applicant, came forward to state that this meeting is a continuation of the application from the March 21, 2022 special meeting of the Board, and that the plan is for a major subdivision of 15, 21-27 and 16-50 Paterson Avenue, 44 Main Street, and 23 Maple Street, prepared for KV Realty LLC. He further stated that they are coming before the Board with updates and answered questions from the last meeting.

William (Bill) G. Brown, Architect for the applicant came forward to continue his testimony on:

15 Paterson Avenue: He stated that this property is an existing historic building with a flat roof. The applicant is locating the HVAC equipment on the roof and will conceal it from public view. He stated that the roof height is 44.83 ft. and includes a 3ft. parapet causing the height to be 47.83 ft. He said that this height will shield the equipment on the roof from public view.

25 Paterson Avenue: He stated that this address will need a variance with regard to the number of stories. The maximum of four stories is permitted, but 4.5 stories are proposed. He stated that they are proposing retail on the 1st level with two levels of living space and a loft above that space. Because the loft counts as a half story, the result is now 4.5 stories requiring a variance relief. He said that the applicant has modified the units and they now conform with the minimum unit size pursuant to the Redevelopment Plan. All architectural details will be carried through the majority of the buildings.

This portion of the meeting was opened only to the Board for questions of Mr. Brown. No questions for Mr. Brown, this portion of the meeting was closed.

David Fantina, Engineer for the applicant, came forward to state additional updates since the last meeting. With regard to property at:

15 Paterson Avenue: He confirmed that the applicant will provide new doors for the Fire House, close up the window that is close to the adjoining property, dedicate four parking spaces for the fire companies use, continue the streetscape by providing curbing, install a concrete apron for the Fire House and replace the sidewalk in front of the Fire House and repoint the brick facade of the Fire House. Mr. Fantina stated that the applicant will comply with the Board Engineers' plan regarding stormwater management. He stated that the applicant will

also install an underground stormwater unit and dry wells near old Morris Canal Lane.

22 Paterson Avenue: Mr. Fantina stated, that because the applicant converted one of the two-bedroom units to a one-bedroom unit with a den, 15 tandem parking spaces are permitted, but 16 tandem parking spaces are proposed. The applicant will require a variance for one tandem space. He stated that the applicant will coordinate with the Township regarding the streetscape design to comply.

At this time the Chairman opened the meeting to the Board Members for questions of Mr. Fantina. No one having questions at this time he asked Mr. Cristaldi if he agreed with Mr. Fantino's representations. Mr. Cristaldi stated that he is satisfied, and he asks that the applicant do their analysis before beginning any work.

Mr. Veteri introduced a new drawing regarding the parking calculations for restaurant use at 15 Paterson Avenue, 25 Paterson Avenue, and 22 Paterson Avenue. In conclusion, 72 parking spaces were needed. Mr. Veteri also stated that the applicant is proposing 6 electric vehicle supply service (EVSE) charging stations in the Morris Canal parking lot with 3 to be located on the easterly side of the lot and 3 to be located on the westerly side of the lot. He stated that the applicant is also installing 6 charging stations on property known as the PNC lot.

At this time John Corak, came before the Board to testify as traffic expert for the applicant. He stated that the proposed development would add vibrancy by creating complete streets, wide sidewalks and on-street parking. He stated that the applicant is proposing 22 parking spaces on the west side of Paterson Avenue and 15 spaces on the east side of Paterson Avenue and 8 new parking spaces on the northeast side of the parking lot of Old Morris Canal Lane. He said that he did a traffic analysis and checked the capacity concerns. Within those levels, driveways were at normal capacity. He also viewed the fire trucks with a roundabout and stated it would work well in this area and provide a focal point entryway. He said it would work well with the roundabout and would have no constraints. It's a pedestrian boost for the downtown area. He testified that a roundabout can slow traffic and constitutes what he characterizes to be a traffic calming device.

At this time the meeting was opened to the Board Members only for questions of Mr. Corak. Mr. Greco asked if the letters from the fire department and the police departments were reviewed, and if a 15 ft. wide lane is plenty of room to fit through this corridor? Mr. Kilpatrick questioned the roundabout slowing down traffic. Mr. Corak stated that it does slow the traffic, but it provides a safer exit and entrance. Mr. Christaldi said that he agreed with the traffic and fire department reports. With no other questions of the Board, we proceeded on to the final witness to testify on behalf of the applicant.

Matthew Seckler, Planner for the applicant, came forward to state that he views this redevelopment plan really fitting into this area. He stated that this will revitalize underused areas and will have a shared investment with the applicant and Little Falls Township. He stated that all uses proposed are in conformance with the Redevelopment Plan. He further stated that the new housing and businesses to the area will activate downtown streets and make it more pedestrian friendly and preserve the downtown character of the area. Mr. Seckler testified with regard to Lots 11.01, 11.03, and 11.04, the lots all require variance relief for maximum coverage where 95% is allowed and the applicant exceeds 95% in all three lots. With regard to 25 Paterson Avenue, the applicant requires variance relief for the number of stories. Mr. Seckler also testified to the benefit of the proposed roundabout which would help reduce speed of cars through the downtown area he said, by bringing more pedestrians to the area they would be able to walk throughout the downtown area and window shop. This would enhance on street parking in the downtown area. He also addressed the Payment in Lieu of Parking Ordinance. He represented that this type of an Ordinance provides Little Falls with an opportunity to generate revenues so it can acquire new areas within which to provide additional parking.

At this time there was a 5 minute break from the meeting.

Upon resuming, the meeting was open to the public for questions. Several members of the public came forward with regard to the traffic that may be generated by this proposed Redevelopment Plan especially during peak hours. Questions regarding minimizing the noise, is there a privacy fence being proposed, will there be cycle parking and bike lanes considered, will the fire trucks be able to navigate the roundabout, and some members of the public coming forward stating that they thought that this was a good project. A member of the Board asked when this proposal was going to start and how long it would take to finish. The answer was that they need County and Township approval first, and they hope before the freeze of this year to start, giving 18 months to two years estimate to complete. No others coming forward this portion of the meeting was closed to the general public.

John Veteri, Esq. gave his closing statement to the Board stating that the Downtown Redevelopment Plan is intended to revitalize Little Falls downtown area by creating a vibrant mixed-use community with its close proximity to the bus and train station. The introduction of new housing and businesses will create a sense of place within the community.

Mr. Greco, motioned, seconded by Ms. Cataldo to approve this application as presented with the following:

15 Paterson Avenue – “C” variance relief for number of on-site parking spaces of 32 spaces; and maximum lot coverage of 100%.

25 Paterson Avenue – variance relief for 287 parking spaces; maximum lot coverage for 95.4%; number of stories to 4 ½; and variance relief for no dedicated loading space.

Block 111, Lot 11.02 -variance relief for minimum lot area of 1,267.

27-29 Paterson Avenue – variance relief for lot coverage on Lot 11.03 for 100%, and Lot 11.04 at 97.2%.

50 Paterson Avenue -variance relief for lot width with existing 98.8 ft. proposed; lot area for 5,600 sq. ft. proposed, parking setback of 0 ft. proposed; parking setback of 18 ft. proposed.

22 Paterson Avenue – variance for parking deficiency of 30 spaces; parking setback of 0.8 ft. proposed; parking setback at the building of 0 ft. proposed; and a variance for 1 tandem parking space.

44 Main Street – variance for deficiency of on-site parking spaces of 15.

Also, in addition to the above variances sought, the applicant has agreed to the following improvements: replace firehouse doors, close up the window on the side of the firehouse next to the adjacent property, repoint brick façade and extend the chimney, dedicate 4 parking spaces to the firehouse, maintain streetscape in the area of the firehouse by replacing curbing, constructing a new apron and install new sidewalk in front of the firehouse. Further, the applicant will provide 30 EV parking spaces and 12 EVSE charging stations and restriping the Morris Canal parking lot with 10 parking spaces added. The applicant will also add bike racks, and a public walkway with pedestrian greenspace between 25 Paterson Avenue and 27-29 Paterson Avenue with a water feature. The applicant is to comply with all stormwater management regulations of the Township of Little Falls and the New Jersey Department of Environmental Protection and add on-site testing of the new drywells by the Old Morris Canal Lane. The applicant shall allow for surveillance cameras for the police department where deemed

necessary, and add ice guards on the gables and metal roofs of the buildings, and comply with Little Falls Shade and Tree Commission. The applicant shall comply and keep sidewalks opened during construction. The applicant shall also address affordable housing and satisfy the obligations of the Special Master.

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

Nays: None

The Chairman declared the application **APPROVED**.

Adjournment: 10:35 P.M.