

**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 "SPECIAL" MEETING OF  
September 22, 2021**

Members Present:	W. Kilpatrick (Chairman) K. Barry L. Damiano M. Seber D. Cataldo (1 <sup>st</sup> Alt.) D. Damiano (3 <sup>rd</sup> Alt.)	Also Present:	Mayor James Damiano Richard Briigliodoro, Esq. Thomas Lemanowicz (Engineer) Ryan Conklin (Planner) Valerie Laky (Board Secretary)
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Members Absent:	R. Greco (Vice Chairman) C. Gaita J. Strothers Anthony Sgobba (Councilman) R. Corage (2 <sup>nd</sup> Alt.) M. Pocius (4 <sup>th</sup> Alt.)
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The "virtual" "Special" 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:** August 5, 2021

Mr. Barry motioned, seconded by Mayor Damiano to approve the minutes of the August 5, 2021 regular virtual meeting of the Board.

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

The Chairman declared the Minutes for August 5, 2021, Approved.

**RESOLUTIONS:**

1. **The Manor at Little Falls, LLC** - 115 Main Street, Block 97, Lots 5, 9, 9.10 and 11. 3 story mixed use building consisting of 56 dwelling units with ground floor retails (Preliminary and Final Site Plan approval with variance "c" or bulk variance relief needed). Located in the TV-CBD Zone.

Mr. Barry motioned, seconded by Mr. Luke Damiano to approve the Resolution for The Manor at Little Falls, LLC as presented.

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

The Chairman declared the Resolution Approved.

**APPLICATION:**

1. **215 NEWARK POMPTON TURNPIKE** – Route 23 Realty, LLC – 4 story, 50-unit residential building (Preliminary and Final Site Plan approval with lot merger and related site improvements to permit the construction of a multi-family residential development including use variance, floor area ratio variance, height variance, and “c” variance relief). B-1 Zone.

Lawrence S. Cutalo, Esq., attorney for the applicant came forward to state that the applicant is seeking use variance FAR variance height variance as well as ancillary “c” variance relief along with preliminary and final site plan approval and lot merger for premises known as Block 33, Lots 1, 2 and 3, Block 34, Lot 16.01 as shown on the Little Falls tax map as well as Block 340, Lots 111, 111.01 and 114 of Cedar Grove to construct a multifamily residential development with 50 dwelling units. He stated that the property was previously used as a catering hall. He also stated that the applicant must obtain approval from the Township of Cedar Grove.

Joaquin Bouzas, Architect for the applicant, came forward to state that he is also the site designer who prepared the drawings. He stated that the one-bedroom units with a den cannot be counted as a separate bedroom because it does not have a window to the outside. The applicant stated that they would remove the door to the den so it cannot become an extra bedroom. He then offered 3 exhibits, a rendering of the landscaping, a rendering of the rear of the building, and a rendering of the grill for the garage door front entrance. He further stated that there will be 28 one-bedroom units, 18 two-bedroom units, and four three-bedroom units. He stated that the applicant agreed that it would provide additional landscaping to buffer from the adjoining residential properties. He also stated that the fire pit shown on the plans would not be constructed. He further stated that the lighting amenities would be changed to a park like fixture and agreed to provide a PVC fence across the rear of the site to control head glare.

Comments from Board Members:

Mr. Conklin asked if the RSI standards are being complied with? Answer: was yes they are. Board member Luke asked about snowfall on the cars? Answer was that the building management would do the drive isles and the residents would be responsible for removal on their own cars.

Jake Modestow, Engineer for the applicant came forward to state that the storm water management report was prepared and submitted by his office as part of the application package he stated that the applicant is reducing the rate of stormwater and is meeting all necessary RSIS stormwater requirements. He further stated that as a result of these management measures being implemented, there would be no adverse impacts anticipated on the project site. He further stated that the underground detention basin will provide a 20% reduction in runoff during a 100-year storm event.

No comments from Board Members at this time of Mr. Modestow.

Andrew Villari, Traffic Engineer for the applicant came forward to state that a traffic study dated March 30th 2020 and revised as of September 10th 2021 was prepared in submitted as part of the application package. He stated that the applicant will have to obtain a minor access permit from the New Jersey Department of Transportation.

He further stated that he characterized this project of 50 residential units as a mid-rise project not a major traffic generating use. He also confirmed the RSIS requirements of 95 parking spaces that are proposed, thus conforming to the RSI S requirements. Mr. Villari stated that the proposed development would not have an impact on the traffic operations of the adjacent roadway, and that the proposed parking supply would be sufficient to support this application site.

Comments of the Board Members of Mr. Villari: Will a left turn be allowed on to Route 23 from this site? Answer: It could be, but will have to be determined by the NJDOT who is ultimately in charge of Route 23 roadway.

John Barree, Planner for the applicant came forward to state that this site was previously a catering hall and was constructed at the property line and is between the municipal boundary line of Little Falls and Cedar Grove. He further stated that this is a tricky piece of property because of the two municipalities. He outlined the following variances that are required with this application: a) D1 use variance (use is not permitted), b) D4, floor area ratio variance-47% is proposed (35% is permitted), c) D6 height variance 47.2 ft. is proposed (35 ft. is permitted), d) "c" variance for rear yard setback – 22.4 ft. is proposed (30 ft. is required), and (e) "c" variance for building coverage – 58.2% is proposed (40% is permitted). He also stated that the applicant will eliminate the commercial use and therefore the residential development will not have an intense use of the site as the catering facility did. He stated that there is no negative criteria with this application. The applicant is providing increased landscaping and buffering elements. He said the applicant is decreasing the amount of impervious coverage on the property. He also said there will be a slight positive impact to traffic and minimal to no impact to other services. He said the approval of this application would be in conformance with the 2013 Master Plan Re-Examination Report and the 2017 Land Use Plan Element.

With no further comments of the Board Members, this portion of the meeting was opened to the public. The public came forward asking questions as to the traffic impact, drainage system, flooding, and the increase in the green space. Many of the public concerns were directed to the four-story structure in their backyard. But most of the questions were centralized around the traffic on Route 23. No other members of the public coming forward, this portion of the meeting was closed to the public.

Mr. Barry, motioned, seconded by Ms. Cataldo to approve this application as presented with the following use variance, floor area ratio variance, building height variance, preliminary site plan approval, final site plan approval, lot merger, and variance relief for rear yard setback and building coverage. The applicant is also to comply with the board planners review report, the board engineers review report, the New Jersey Department of Transportation, and the applicant shall address affordable housing with the court appointed special master. The granting of this application is subject to the applicant obtaining approvals from the Township of Little Falls and Township of Cedar Grove.

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

The Chairman declared the Resolution Approved.

**Old Business:** None

**New Business:** None

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

**Adjournment:** 10:17 P.M.