

**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
November 18, 2021**

Members Present:	W. Kilpatrick (Chairman)	Also Present:	Mayor James Damiano
	R. Greco (Vice Chairman)		Anthony Sgobba (Councilman)
	K. Barry		Richard Briigliodoro, Esq.
	L. Damiano		Thomas Lemanowicz (Engineer)
	M. Seber		Ryan Conklin (Planner)
	D. Cataldo (1 st Alt.)		Valerie Laky (Board Secretary)
	R. Corage (2 nd Alt.)		
	D. Damiano (3 rd Alt.)		

Members Absent: C. Gaita
J. Strothers
M. Pocius (4th Alt.)

The "virtual" meeting of the Special 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 November 4, 2021

Mr. Barry motioned, seconded by Mr. L. Damiano to approve the minutes of November 4, 2021 as presented:
Poll of the Board: Ayes: Barry, L. Damiano, Mayor Damiano, Cataldo, Corage and Chairman Kilpatrick
Nays: None

The Chairman declared the minutes Approved.

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

RESOLUTIONS:

APPLICATION:

The Planning Board Attorney, Mr. Briigliodoro, stated that notice of this meeting has been adequately distributed to the County Planning Department, and all surrounding municipal clerks. Legal notice was also published in the newspapers on November 8, 2021 and, therefore, considered in compliance with proceeding forward with this special meeting.

1. Public Hearing: Adoption of 2021 Master Plan Re-examination Report and Amendment of the Township of Little Falls Master Plan.

Mr. Conklin, professional Planner for the Board, prepared a 2021 Master Plan Re-examination Report outlining the short-term objectives, existing conditions, identifying current planning issues with municipal land use laws, and formulate recommendations. He stated that the governing body shall (at least) every ten years provide for a general re-examination of its Master Plan and development regulations by the Planning Board. The Planning Board shall prepare, and adopt by resolution, a report of the findings of such re-examination. If the recommendations set forth in the re-examination report are substantially in such form as could be set forth as an amendment or addendum to the Master Plan, then adoption of the re-examination report may be considered to be an amendment to the Master Plan if adopted in accordance with the municipal land use law. This meeting was conducted to consider the recommendations set forth in the 2021 Master Plan Re-examination Report and to amend the Master Plan. The short-term objectives were identified and analyzed, which resulted in proposed zoning changes. It was discovered that the current market of single-family homes are in large part requiring use variance relief from floor area ratio requirements, which is perceived to be onerous on the single family homeowner. The Planning Board members had an opportunity to be heard, present comments, and expert testimony. Mr. Conklin recommended that the floor area ratio requirements for residential properties be eliminated as they are no longer needed. The Board accepted the Board Planner's recommendations. Mr. Conklin also recommends that the Planning Board continue the effectuation of affordable housing zones and overlays in order to be in compliance with the affordable housing settlement. The Board accepted the Board Planner's recommendations. The Board also accepted the Board Planner's recommendations to change R-1B zones in certain neighborhoods based on lot size to R-1C standards to allow existing homes to be more conforming. The Board also agreed to update definitions accordingly to clarify floor area ratio related ordinance standards. The Board also accepted recommendations to update the zoning map to add housing overlay zones on East Main Street near the Browertown Road intersection near Lindsley Avenue and Wilmore Road intersection, and adding an affordable multi-family overlay zone to the Overlook areas of the Township.

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

Mr. Greco, motioned, seconded by Mr. Barry to adopt the 2021 Master Plan Re-examination prepared by Mr. Ryan Conklin, Planner, and determines that the Township of Little Falls Master Plan shall be amended in accordance with, and shall include the recommendations set forth in the 2021 Master Plan Re-examination. He stated that the policy, goals and objectives contained in the 2021 Re-examination Report accurately reflect the policies of the Planning Board.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, Corage, D. Damiano, Kilpatrick

Nays: None

The Chairman declared the recommendations and adoption of the 2021 Master Plan Re-examination Report an amendment to the Township of Little Falls Master Plan ACCEPTED.

2. Ordinance #1426 - Township Mayor Damiano and Council introduced Ordinance #1426 to amend the code of Chapter 280 entitled, "Zoning", to eliminate the floor area requirements from the R1-A, R1-B and R1-C zones.

The Mayor and Council referred this matter to the Planning Board to consider and make recommendation at this public hearing for any inconsistencies. Ordinance #1426 is entitled "Zoning", which is to eliminate the floor area ratio requirements form R1-A, R1-B and R1-C zones.

This portion of the meeting was opened to the Board Members for discussion. After discussion, the Board determined that Ordinance #1426 is consistent with the Master Plan Re-examination Report and Amendment of the Township of Little Falls Master Plan prepared by the Township Planner. Hearing no further comments or suggestions, this portion of the meeting was closed.

Mr. Greco, motioned, seconded by Ms. Cataldo that Ordinance #1426 is determined to be consistent with the Master Plan Re-examination Report and Amendment of the Township of Little Falls Master Plan prepared by Ryan Conklin, Planner for the Township.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, Corage, D. Damiano, Kilpatrick
Nays: None

The Chairman declared the adoption of Ordinance #1426 consistent to amend the code of Chapter 280 entitled, "Zoning", to eliminate the floor area requirements from the R1-A, R1-B and R1-C zones ACCEPTED.

3. Ordinance #1427 - 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 280-6 Entitled Zoning Map.

Township Mayor Damiano and Council introduced Ordinance #1427 to amend the code of the Township of Little Falls Chapter 280-6 entitled, "Zoning Map" in order to provide for more compliant building parcels established by the various components of the Zoning Ordinance Chapter 280 and referred this matter to the Planning Board for recommendations concerning any inconsistencies.

This portion of the meeting was open to the board members for discussion. After discussion, the board determined that Ordinance #1427 amends the Township of Little Falls code Chapter 280-6 entitled, "Zoning Map" in order to provide for more compliant building parcels. The Board further determined that Ordinance #1427 is consistent with the 2021 Master Plan Re-examination Report and Amendment of the Township of Little Falls Master Plan prepared by Ryan Conklin. Hearing no further comments or suggestions, this portion of the meeting was closed.

Mr. Barry, motioned, seconded by Mr. Greco that Ordinance #1427 is determined to be consistent with the 2021 Master Plan Re-examination Report and Amendment of the Township of Little Falls Master Plan prepared by Ryan Conklin, Planner for the Township.

Poll of the Board: Ayes: Greco, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, Cataldo, Corage, D. Damiano, Kilpatrick
Nays: None

The Chairman declared the adoption of Ordinance #1427 consistent to amend the code of Chapter 280-6 entitled, "Zoning Map", ACCEPTED.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township.

Adjournment: 7:30 P.M.