

**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
SPECIAL MEETING OF THE BOARD
VIRTUAL MEETING WAS CONDUCTED**

March 21, 2022

Members Present:	W. Kilpatrick (Chairman) R. Greco (Vice Chairman) C. Gaita (till 9:35 pm) R. Corage L. Damiano M. Seber D. Cataldo (1 st Alt.) Dr. E. Abdi (joined 7:33 pm)	Also Present:	Mayor James Damiano Anthony Sgobba (Councilman) Richard Briigliodoro, Esq. Michael Cristaldi (Engineer) San Chavan (Planner) Valerie Laky (Board Secretary)
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Members Absent:	K. Barry D. Damiano (2 nd Alt.) M. Pocius (3 rd Alt.)
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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.

SPECIAL MEETING AGENDA:

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 give a brief review of the west and east side of Paterson Avenue where the redevelopment will take place. He stated 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.

Mr. Veteri introduced David Fantina, professional Engineer for the applicant. Mr. Fantina began his statement by stating that all the properties for redevelopment form a large portion of the Main Street, Paterson Avenue, Maple Street triangle in the heart of downtown Little Falls. This area has been designated as a redevelopment zone by the Township and numerous meetings have taken place between the applicants and the Township as to the particular developments. He stated that the project will be constructed in several phases. Phase I consists of the Bromley at 44 Main Street, which is already complete and occupied. This building consists of 34 residential units and commercial space with a large parking lot that has an entrance off Maple Street. He further stated that Phase II consists of a new building to be constructed on the south side of Paterson Ave. This will be designated as 22 Paterson Avenue and will include 60 dwelling units (in two stories) and retail space at street level. Parking for this new building will be provided by expanding the existing parking lot behind the Bromley and provide 10 extra spaces. He stated that Phase III will consist of the reconstruction of the existing building at 15 Paterson Avenue, which is located on the west side of Paterson Avenue, and abutting the southerly side of Engine #2 Firehouse. This building is proposed to be renovated with restaurant retail space at street level and two stories of residential apartments, three apartments on the second floor and three apartments on the third floor. This building will have garages underneath the building with access to the Old Morris Canal Lane. He continued with Phase IV, 25 Paterson Avenue, also located on the west side of Paterson Avenue to the north of Engine #2 Firehouse. He said that the lot will be reduced in size and developed with a mixed use building proposing parking underneath retail on the first floor. This building will consist of eight apartments in total also having garages underneath with access to the Old Morris Canal Lane. Finally, Phase V and VI, 27 and 29 Paterson Avenue, will consist of a staircase and handicapped ramp to the Old Morris Canal and the building will contain 6 (large unit) townhomes. Further, he stated that 50 Paterson Avenue is a 200 year old stone house which will be preserved and will remain a single family home. Overall, Mr. Fantina stated that Paterson Avenue will be reconstructed along the frontage of the properties and the sidewalks will be constructed in accordance with Passaic County's complete streets requirements. He further stated that the entire project has been designed in conjunction with Township and county officials. Mr. Fantina stated that the design includes a fully developed soil erosion and sediment control plan with an underground detention basin, which will control the peak rate of runoff at the existing site. At the request of the Township, the applicant will be constructing both a public walkway and a public handicapped accessible ramp from Paterson Avenue down to Old Morris Canal Lane to allow for the public to access the park more easily. He further stated that landscaping, drainage, and snow removal issues have all been satisfied.

William (Bill) Brown, Architect for the applicant came forward to state that that the proposed design of the building on 15 Paterson Avenue will provide balconies and doors. The lower level has three parking spaces storage area the first floor is left open for tenants either retail or residential with bathrooms. He stated that three

apartments will be 1-bedroom apartments and three apartments will be 2-bedroom apartments. He also stated that the 27-29 Paterson Ave townhomes (6 in total) will be large units.

Dan D'Agostino, Architect for the applicant, came forward to state that storage is available for all of the units. On 22 Paterson Avenue the front lobby has two staircases, a party room or gym room, and retail space. He also said it will be wheelchair accessible and will have two stair cases and two elevators.

At this time the meeting was opened to the Board For questions of Mr. D'Agostino, Mr. Fantina, or Mr. Brown. Board Member Mr. Greco raised the question regarding the height of the buildings. He seemed to think it exceeded the height requirement. The answer was that all of the plans averaged out to mid-point of the roof. San Chavan questioned particularly 22 Paterson Avenue height requirement. Mr. D'Agostina stated that the gable roof is just decorative and is excluded from the height calculations. Therefore, the height is within the Township requirement. One Board member questioned the roof as to being pretty steep and wanted to know if there was any protection with regard to falling ice. Answer: the metal roofs will include snow guards and gutters for drainage. Another question was asked if there was Fire Protection in the buildings. Answer: absolutely yes, a sprinkler system will be included. Mr. Gaita asked if there was any allowance for visitors parking. It was answered that they did encompass this according to our code. He also asked if there was a loading zone. Dr. Abdi asked who they were anticipating living and renting these properties. Answer: they are anticipating a mix of young and empty nesters. Mr. Seber asked if Paterson Avenue will become a one-way street? Answer: if they start with a clean slate have the opportunity to enlarge it for a vibrant downtown area and they would like to propose a one-way and roundabout.

This portion of the meeting was open to the public for questions of Mr. Fantina, Mr. D'Agostino, and Mr. Brown. Coming forward was Ken Kimmell who asked if the storm water quality was addressed. Mr. Fantina stated that all the stormwater would be treated before going to the underground system and that water runoff from the roof does not need to be treated, and that proper drainage is proposed for a significant improvement on the property. Several other members came forward to state their concern about blocking a window on his house and the height of the buildings impact. Some addressed the parking and street designs and the proposed one-way street design of Paterson Avenue. No others coming forward, this portion of the meeting was closed to the public.

Due to time constraints, the Chairman declared that this special meeting be concluded and further continued at another special meeting to be held on March 30, 2022 for this application. Notices will be given and posted in its usual fashion. The meeting was adjourned.

Adjournment: 10:15 P.M.