

*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  
May 20, 2021**

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

The "virtual" 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.

**APPLICATIONS:**

1. Presentation to the Board of the Downtown Redevelopment Plan (Ordinance No. 1406).

Ryan Conklin, Little Falls Planning Board Planner, presented an overview to the Board Members of the Downtown Redevelopment Plan (Ordinance No. 1406). He prepared a memorandum titled, "Master Plan Consistency Review of the Downtown Redevelopment Plan" and identified various goals and objectives of the Township's 2002 Master Plan and 2013 Master Plan Re-Examination Report and testified that both were consistent. He further stated that the plan would provide for greater flexibility and development options and recommended to the Board that Ordinance No. 1406 be adopted for that matter. He stated that they propose to facilitate the redevelopment and/or upgrade of existing non-residential properties, create pedestrian and bike connections among residential neighborhoods and transit facilities, encourage an appropriate production of a range of housing types and densities to meet the housing needs of Little Falls, while upgrading and increasing the economic aesthetic of the commercial areas. He further stated that this redevelopment plan, will not affect the traffic, population, or safety of the environment of Little Falls. He discussed the street-scape and open space that is also needed with decorative lighting, along with building/directional signage, banners, and historical markers.

Mr. Greco, seconded by Mr. Barry, motion that this project be approved and to be consistent with the land use plan element and the housing pan element of both the Master Plan 2002 and the Master Plan Re-Examination Report of 2013 and any amendments thereto, with design guidelines, that the redevelopment support the Transit Village Designation, encourage a reduction in parking requirements and to provide better sign regulations and be consistent with street/alley lighting. And that the Resolution be adopted at the June 3, 2021 meeting of the Planning Board.

Poll of the Board: Ayes: Greco, Gaita, Barry, Cataldo, Corage, D. Damiano, Pocius, Chairman Kilpatrick  
Nays: None

The Chairman declared the adoption of the Ordinance No. 1406 Approved.

***At this time, Mayor Damiano and Councilman Sgobba recuse themselves from the next application.***

2. **Martorano Enterprises, LLC** – 453 Main Street, Block 56, Lot 11, R-1B Zone and Lot 12, L1 Industrial District. Subdivision and site plan for a four-story age restricted residential apartment complex.

Anthony Fiorello, Esq., attorney for the applicant came forward to state that the applicant is seeking a minor subdivision and site plan. The property is split side to side with 2/3's of the property lying in the industrial zone. The Main Street building will remain and the buildings to the rear of the premises will be demolished.

Greg Martorano, property owner, was sworn in. He stated that the front of the premises will remain and that the rear of the premises will be the major part of project. He stated that they are proposing an apartment complex with ground floor parking and 3 floors above for seniors and age restricted only residents.

The meeting was opened to the public for any questions of Mr. Martorano. Chirs and Tomas Liguroi (19 Dewey Ave) stated that their property is right behind this proposed project. They raised questions regarding air quality of the premises. Answer: an environmental assessment was done, and a soil and sediment control was required so that groundwater and debris won't escape into surrounding ground area. Also, how close to his property line will the buildings be? That will be answered by the Engineer. No others, this portion of the meeting was closed to the public.

Matt Greco, applicant's Engineer, of McNally Engineering of Oakland was sworn in. He stated that he was familiar with the Township Ordinance of Little Falls and prepared the Site Plan. He reiterated that the premises is in two separate zones with Lot 11 being smaller and Lot 12 being the larger located in the light industrial zone. He also said that the parking lot will circulate the building. He discussed the drainage proposal. He stated that redevelopment of an existing site must comply with state goals regarding water quality and will connect to the water system on Main Street. He said that by providing an underground detention system and rerouting a pipe at Grove Street to runoff to the Main Street system will help to alleviate any water problems currently on Dewey Avenue. All will be in conformity with the DEP regulations. He further stated that the building will be "U-Shaped" with a courtyard in the center. Landscaping and street-scaping will be increased and will defer to the Township Shade and Tree Commission. He also said that Belgium block curbing will be used and lighting will be in buffer areas. Concrete planters and trees are proposed as well. He reviewed our Engineer's letter with the Board. Parking and adequate site distance was discussed, emergency generator box needs to be larger (they will work with our Engineer), letters from all utilities and electric service needs to be received and water drainage needs to be addressed.

This portion of the meeting was opened up for questions of the Engineer, Mr. Greco. Several questions were addressed towards the parking on the commercial premises on weekends, how the trash and recycle will be handled, fire truck access, drainage and grading, and will the Township have access to the manholes on the premises (this will be the owner's responsibility). Also, we will need a will-serve letter from the DPW. Several

members of the public also came forward to ask how close to their property line will the building be, and where will the dumpster be located. The applicant stated that the dumpster will be moved 20ft. (and will now be 38ft. away from their property line) and will be screened on all sides with open top. Lighting was another issue. Will it be shining down on the neighboring premises? Drainage and traffic were also another concern.

No others, this portion of the meeting was closed to the public.

William Stimmel, Traffic Engineer for the applicant came forward to state that the site is currently developed with a series of one and two-story commercial buildings. These buildings occupy a mixture of uses. Access to the current site is provided with one driveway along the eastbound Main Street and one at the northerly side of Grove Avenue. Access to the residential building will be proposed on Grove Avenue. He stated that he conducted a traffic study at current peaks of street traffic and site traffic. He said that the volume data collected was significantly lower than was collected by the DOT previously. He further stated that the site plan indicates a total of 28 parking spaces where 20 parking spaces are required for the commercial portion of the premises. He said 91 parking spaces are provided for the residential portion of the use where 124 spaces are required. A variance has been requested for this deficiency. He concluded that the proposed development will have little or no impact on traffic safety along Main Street, Grove Avenue or the surrounding roadways. Adequate maneuvering and circulation areas are provided on-site and therefore, he sees no adverse impact on the traffic operations of the site.

The Board asked if these traffic studies take into account any future construction sites? Answer: Yes, they did. There may be some minor changes, but it won't affect this application. What about left-hand turns onto Route 23? Answer: there will be 2 driveways to access Rt. 23 for left turns and he stated that it will not impact traffic safety. The Board also asked if a site distance was conducted? Mr. Stimmel said that he has not done that and will need to come back to the Board with a supplemental addendum regarding the site distance.

Also requested was a list of the total number of variances specifically requested for this application. Mr. Fiorello stated that he will provide that in advance of the next meeting.

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

Due to time constraints, this portion of the meeting is now closed, and this application will continue (with no requirement to re-notice) at the next regular meeting of the Board on June 3, 2021.

**Old Business:** None

**New Business:** None

**Approval of the Bills:** None

**Adjournment:** 10:00 P.M.