

LEGAL NOTICE
TOWNSHIP OF LITTLE FALLS PLANNING BOARD

PLEASE TAKE NOTICE that in accordance with the provisions of the Open Public Meetings Act pursuant to N.J.S.A. 10:4-6 et. seq. you are hereby advised that the Township of Little Falls Planning Board has made the following changes to the regularly scheduled Planning Board meeting of Thursday, June 4, 2020. The meeting will begin at 7:00 p.m. The meeting will be held remotely, by means of communication equipment and services as permitted pursuant to N.J.S.A. 10:4-8b. Formal action may be taken at this meeting. The meeting will be limited to the following matters:

1. Oakwood Estates at Great Notch, LLC for property located at 36 & 40 Woods Road, Little Falls, New Jersey and identified on the Township Tax Map as Block 237, Lots 34.02, 31 & 61. The Planning Board previously granted subdivision approval with “c” variance relief in order to create three (3) building lots for the construction of three (3) single-family dwellings. The Planning Board approved the application on October 3, 2019. The Applicant now returns to the Planning Board seeking an amended approval but requiring floor area ratio variance relief for each of the three (3) lots as follows: 29.46%, 29.58% and 29.63% whereas 25% is the maximum floor area ratio permitted in the R-1A Zone. The Applicant also seeks any and all other variances or waivers that may be required.
2. Korek, LLC for property located at 178 Newark-Pompton Turnpike, Little Falls, New Jersey and identified on the Township Tax Map as Block 37, Lots 3 & 4. On October 5, 2017, the Planning Board granted preliminary and final site plan approval which included “d” and “c” variance relief in order to permit the construction of a mixed-use building with retail/commercial uses on the first floor and residential uses on both the second and third floors. A total of five (5) dwelling units were approved. The Applicant now returns to the Planning Board to reduce the overall number of dwelling units on the upper floors from five (5) units to four (4) units. The Applicant requests that the Planning Board ratify all previously granted variances as well as to approve the modifications to the plans to permit the reduction in the number of dwelling units on-site. The Applicant also seeks preliminary and final site plan approval.
3. Adoption of Resolution for Theta Holding Co., LP for property located at 150 Clove Road, Little Falls, New Jersey and identified on the Township Tax Map as Block 251, Lots 10, 10.01, 11 (and contiguous lot numbers 3, 4, 5, 6 and 16 in Block 251) and adjacent to property designated as Block 251, Lot 12 (Montclair State University) where in the Planning Board granted preliminary and final site plan approval on March 5, 2020.
4. The Planning Board may add other items to the Agenda for this meeting if deemed necessary including, but not limited to approval of Minutes and payment of bills.

The foregoing electronic public meeting is being conducted due to the current situation involving the COVID-19 virus and directives of State and County governments that restrict public gatherings and direct residents of New Jersey to stay at home.

To join the meeting you have two options. You may join the meeting using CISCO WebEx click: <https://meetingsamer13.webex.com/meet/administrator57> or you may join in by phone: (408) 418-9388 United States Access code: 622 177 454.

You will be able to participate when the Board Chairman opens the meeting for the public participation portion of the meeting at which time you will be able ask questions and/or cross-examine witnesses. The Board Chairman will give the members of the public an opportunity to make any statements at the conclusion of the public hearing process. We ask if you have questions of the Applicant prepared, that you email them to James DiMaria, Construction Code Official at JDiMaria@lfnj.com prior to the meeting. Your questions will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to email them to James DiMaria, Construction Code Official at JDiMaria@lfnj.com in advance of the meeting no later than 24 hours from the meeting so that they may be marked into evidence. All guests will be automatically muted upon entering the virtual meeting. Guest participants that do not comply with the virtual meeting will be subject to ejection.

For those needing to view paper copies of the materials, they will be available between the hours of 9:00 a.m. and 3:30 p.m. Monday through Friday in a bin outside of the Police Department located at the Township of Little Falls Municipal Building, 225 Main Street, Little Falls, New Jersey 07424.

Township of Little Falls
Planning Board
Valerie Laky, Board Secretary