

LEGAL NOTICE
NOTICE OF VIRTUAL SPECIAL MEETING OF THE
TOWNSHIP OF LITTLE FALLS PLANNING BOARD

PLEASE TAKE NOTICE that the Township of Little Falls Planning Board will conduct a virtual special meeting on Wednesday, September 22, 2021 at 7:00 p.m. The foregoing electronic public meeting is being conducted due to the current situation involving the COVID-19 virus. The virtual meeting will be conducted using the Cisco WebEx platform. To join the virtual meeting using the Cisco WebEx platform: <https://tronosysllc.my.webex.com/meet/administrator> or by phone: (415) 655-0001 – access code: 126 757 3703.

At such time, the Township of Little Falls Planning Board will consider the application of 215 Route 23 Realty, LLC for property known and designated as Block 33, Lots 1, 2 and 3; Block 34, Lots 16.01 on the tax assessment map of the Township of Little Falls, and Block 340, Lots 111, 111.01 and 114 on the tax assessment map of the Township of Cedar Grove. The property is located at 215 Route 23 South, Little Falls, New Jersey. The property is split along the municipal boundary of the Township of Cedar Grove and the Township of Little Falls. The Applicant is proposing to construct a three-story 50 dwelling unit residential building with associated site improvements. The Applicant seeks preliminary and final site plan approval, lot merger approval as well as variance relief to permit multi-family dwelling units which use is not a permitted use in the zone district, building height and additional variances from the bulk standards of the Township of Little Falls Zoning Code.

Other matters to be considered by the Planning Board:

1. Approval of minutes of the Little Falls Planning Board meeting held on August 5, 2021.
2. Memorialization of resolution for The Manor at Little Falls, LLC for property known and designated as Block 97, Lots 5, 9, 9.01 and 11 as shown on the tax assessment map of the Township of Little Falls and located at 115 Main Street and 10-12 Warren Street, Little Falls, New Jersey. On August 5, 2021, the Planning Board granted preliminary and final site plan approval with ancillary “c” or bulk variance relief in order to permit the construction of a mixed-use project inclusive of 56 residential dwelling units.
3. Approval of bills.
4. Any other matters to come before the Little Falls Planning Board.
5. Please note that formal action may be taken at this meeting.

Copies of all documents in regard to any matters on the agenda are available for review and public inspection in the office of the Township of Little Falls Construction Code Official, 225 Main Street, Little Falls, New Jersey 07424 Monday through Friday during normal business hours.

Township of Little Falls Planning Board
Valerie Laky, Board Secretary