**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

October 14, 2020

**CALL TO ORDER @7:34pm**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of October 14, 2020 adequate advance notice of this meeting has been provided by publication in the Herald and News and also posted on the bulletin board at the Council Chamber entrance in the Municipal Hall of the Borough of Bloomingdale, Passaic County, in compliance with the New Jersey Open Meetings Act, N.J.S.A. 10:4-6 seq.

**FIRE CODE**

Per State Fire Code, I am required to acknowledge that there are two “Emergency Exits” in this Council Chamber. The main entrance through which you entered and a secondary exit to the right of where you are seated. If there is an emergency, walk orderly to the exits, exit through the door, down the stairs and out of the building. If there are any questions, please raise your hand now.

**MEMBERS/ALTERNATE MEMBERS PRESENT (\*denotes alternate)**

James W Croop Craig A Ollenschleger Brian Guinan\*

Mark Crum Edward Simoni Wayne Hammaker\*

Bill Steenstra Barry Greenberg Robert Lippi\*

Bill Graf Mike Sondermeyer

**MEMBERS ABSENT/EXCUSED**

Kevin Luccio\* - ex

Mayor Jon Dunleavy - ex

**MINUTES**

**9-9-20**

Motion made by Comm. Greenberg, 2nd by Comm. Croop to approve minutes of 9-9-20. Voice vote shows all in favor.

**PUBLIC HEARING APPLICATION #689**

**#689** Tanis Concrete (Tilcon) Block 5105.01 Lot 84

A motion is made by Comm. Graf, 2nd by Comm. Croop to deem application #689, Tanis Concrete, complete. Voice vote shows all in favor.

John Barbarula, attorney for the applicant introduces himself and states that he has 3 witnesses for this application.

Board attorney Richard Brigliadoro, states that he has reviewed the notice provided and it meets the requirements of the MLUL therefore the applicant can proceed.

Joe Golden PE, licensed engineer in the State of New Jersey; Frank Gelewski, director of operations for Tanis Concrete and Paul Grygiel, licensed planner in the State of New Jersey are sworn in at this time.

Mr. Gelewski, director of operations, gives overview of property. He states that it is an empty lot consisting of 1.2 acres that was previously occupied by a concrete plant.

The output of the previous plant was 200 yds per hour, they are anticipating this plant to do approximately 170 yards per hour, which would mean less vehicles than before.

The hours of operation will be from 7:30am to 4:30pm as per Tilcon agreement. There will be no vehicles before 6:30am. They have a long-standing agreement with Pompton Lakes, so if there were any changes, they would have to abide by this agreement.

There would only be 2 operators on site, other than the drivers of the trucks. They would operate 6 days a week with Saturday hours being 7:30am to 1:00pm.

The facility would be state of the art. Its operated by computer and controlled by 2 operators. There would be 2 different loading points (machines) for 2 different products.

Traffic would vary day to day depending on the amount of loads. On a busy day concrete trucks would be approximately 120 loads a day. There would be very little volume on snowy/rainy days. Normally they would not work Saturdays in the winter, they do minimal work in bad weather. The facility may close due to bad weather.

Chairman, Ed Simoni, asks if materials for the aggregates are produced on site or brought in.

Mr. Gelewski states that most is supplied on site by Tilcon.

Comm. Greenberg asks if trucks are allowed prior to 6:30am or after 4:30pm.

Board Engineer, Tom Boorady confirms that the start time, per Tilcon agreement states that no one is allowed prior to 6:30am.

Mr. Gelewski states that in a normal operating day machines would start up around 7:00 am. Plant operator would go through start up procedure, which takes about 45 minutes to 1 hour. The first truck would arrive around 8:00am.

Mr. Boorady asks if Tilcon works on Saturdays.

Mr. Gelewski states that they do.

Mr. Gelewski stipulates to the hours of operation and various activities that would occur on-site. More specifically, he stipulated that the first truck characterized as a reload truck would not enter the site before 7:00 a.m. The last reload truck would leave the site at 4:30 p.m. The first delivery truck would enter the site no earlier than 8:00 a.m. The last delivery truck would leave the site no later than 4:30 p.m. Furthermore, he stipulated that the plant would be “fired up” at 7:00 a.m. and the plant would be shut down at 4:30 p.m. In addition, he stipulated that the Saturday hours of operation will be 7:00 a.m. to 1:00 p.m. and that the Applicant will abide by the same restrictions set forth in Ordinance Section 92-58C that the days of operation would be Monday through Saturday, excluding Sunday and the following holidays: Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas and New Year’s Day. Mr. Gelewski testified that during a normal business day there will be about 70 trips. The trips will be split between the two (2) different loaders with basically one (1) loader counting for approximately 90% of the trips and the other loader counting for approximately 10% of the trips.

Comm. Ollenschleger asks what would be a definition of a “trip”?

Mr. Gelewski describes that a truck would be loaded, then discharged to a customer and return back to site.

They would do approximately 120 trips on a busy day.

The site plan shows two plants. One plant would do 6 loads per hour, 51-52 loads per plant per day.

As stated earlier, Saturday hours would be 7:00am to 1:00pm with no operation on Sundays.

Comm. Croop asks if the trucks are primarily reloading and if they anticipate any trucks stored or parked on site.

Mr. Gelewski responds that there would be no room. Any parking would be off site except while trucks are being loaded.

Comm. Croop asks if bigger jobs would let you operate both hoppers at 100%.

Mr. Gelewski states that there would be a possibility of that, but it would be very tough to do. It would not happen much, if at all.

At this time, Planner, Paul Grygiel gives his testimony.

Mr. Barbarula asks Mr. Grygiel that after being to the site and looking at the operations and reviewing the engineering to please outline the use variance and why it should be approved.

Mr. Grygiel states that the property had a concrete plant that was used for years. The

M-1-Q allows a wide range of industrial use, but this is not one of them, so the applicant is requesting a D-1 Use Variance.

They wish to replace the former plant with a new one. A D-6 height variance is required.

It meets the positive criteria, as the site is suitable for concrete plant use given its prior history. It is not a new use.

Zoning recognizes that it’s an appropriate site as it is located next to an interstate highway. They are looking to continue previous use and improve.

It meets the criteria for public good as the improvement will reduce intensity. The trucking activity is already taking place due to the quarry. The site is 300’ or more away from residential zones and there is no night operation.

Bloomingdale Master Plan recognizes the site as economic development.

The silos need to be at least 40’ high. There was a taller silo previously. The site distance from nearest resident is 300’ and there are other objects (trees, poles, mountains etc.) that are taller than 40’on site therefore there is no detrimental visual impact.

The facility is within the quarry; therefore, material would come out of quarry without exiting and transferring offsite and having to use public roads.

Comm. Graf agrees that the positive criteria for a D-1 variance is that the site is properly suited. However, he is looking forward to testimony of the impact of noise and dust on residents, not so much in Bloomingdale, but Pompton Lakes. He also is concerned about 71’ height and how that might visually impact residents.

Mr. Barbarula states that under previous use, the silos were 95’ and the previous use was not discontinued. He also states that if they lowered the capacity of the silos, this would require more trips for material.

Comm. Simoni states that the board realizes this is a suitable site.

Comm. Guinan asks what the color of the silos would be.

Mr. Gelewski states that they would be earth tone (sandstone or gray) to blend with surrounding area.

At this time, the applicant’s engineer, Joe Golden presents plans which are marked as

A-1 dated 4/12/20 with latest revision date of 11/22/19.

He shows the location of the property on the plans.

To address Mr. Graf’s concerns as to any effects on residents, he explains that there is existing vegetation as a buffer between site and residents. He continues to say that the dust control is monitored by the quarry. There are strict DEP regulations. The dust is self-contained in the mixing product. As for noise, 287 creates more noise than the 2 machines will.

Comm. Simoni asks them to stipulate that all dust/noise is monitored by the DEP and that the Borough clerk be copied on the DEP reports.

Applicant agrees.

Mr. Golden states that there will be no added landscaping as the ground is too hard and not feasible for planting trees.

As for lighting, a plan was not provided, but the lighting will be minimal. There will be one light on each piece of equipment, but no lights on site. Lights on equipment will not be seen by residents.

Comm. Simoni asks if there will be any advertising on Silos.

Mr. Golden states there will not.

He also states that the line for the water service on site will run to the self-contained water tank. There will be no running water or toilets on site.

Referring to Mr. Boorady’s report there were a few follow ups:

* Any requirements for safety lighting for planes, helicopters, etc.?
  + If required safety lights will be provided
  + Safety lighting on catwalks is built into equipment internally
  + The only permit from DEP is for dust and air quality, no permit for process

Items in report not discussed:

* Wash out procedures
  + Outside company drops off watertight containers, there will be no water draining onsite, no runoff.
* Noise of Aggregate
  + Equipment noise is contained with mufflers. They have to meet requirements of decibels. Noise studies are done, at 50’ decibels are at 83. The plant from property line is 100’, for every 100’ the noise drops 12 decibels.

All testimony is concluded at this time. Mr. Barbarula closes by saying that this is exactly the type of operation that fits perfectly with this site. He addresses the board to say that every aspect has been met, it meshes with the site and he asks that the board approve this application.

Motion is made by Comm. Crum, 2nd by Comm. Croop to open to public for questions or comments pertaining to application. Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Steenstra, 2nd by Comm. Crum to close to public for questions or comments pertaining to application. Voice vote shows all in favor.

A motion is made by Comm. Graf, 2nd by Comm. Steenstra to grant a D-1 variance having seen through testimony that the property is particularly suited, and that this operation will not create any undue burden and will not substantially impair the public good. It is consistent with zoning and the master plan and to grant the D-6 height variances as it will have no adverse impact to the surrounding area and is consistent with the use being granted. Applicant agrees to all stipulations including hours of operation and agrees to provide copies of any information obtained by state inspections and results be given to the Borough Clerk. Roll call shows 7-0 in favor.

**RESOLUTION**

**#691** Kailey Fitzpatrick 16 Hillside Drive Block 5051 Lot 7

Motion made by Comm. Greenberg, 2nd by Comm. Crum to adopt and memorialize Resolution #691 as written. Roll call shows 7-0 in favor.

**PENDING APPLICATIONS**

**#686** David Fierro 587 Glenwild Avenue Block 2004 Lot 52

**#687** Bernadette Miglin 7 Birch Road Block 4085 Lot 6

**#688** JBA Landscape LLC 237 Hamburg Turnpike Block 3012 Lot 9

**NEW BUSINESS**

* Master Plan Committee Members:

Bill Steenstra (chair), Wayne Hammaker, Barry Greenberg and Craig A Ollenschleger

**BILLS**

*Darmofalski –*Mtg attend 9/9/20 $375, ***App 687 Miglin $250, App #689***

***Tanis $1875***

*Brigliadoro-* Mtg attend 9/9/20 $500, ***App 691 Fitzpatrick $608***

Motion made by Comm. Greenberg, 2nd by Comm. Crum to pay bills as listed. Roll call shows 11-0 in favor

**PUBLIC DISCUSSION**

Motion made by Comm. Crum to open meeting for public comment. Voice vote shows all in favor.

Seeing no public, a motion is made by Comm. Crum, 2nd by Comm. Greenberg to close meeting to public. Voice vote shows all in favor.

**ADJOURNMENT**

Motion made by Comm. Crum, 2nd by Comm. Greenberg to adjourn meeting at 9:37pm. Voice vote shows all in favor.

Respectfully submitted,

*Barbara Neinstedt, Secretary*

*Bloomingdale Planning Board*