**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

November 27, 2023

**CALL TO ORDER @ 7:35pm**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of November 27, 2023 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.

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

James W Croop Bill Graf Dominic Catalano

Mark Crum Mayor D’Amato Margaret Covert\*

Craig A Ollenschleger Wayne Hammaker\* Barry Greenberg

Bill Steenstra

**MEMBERS ABS/EXCUSED**

Ed Simoni – ex

Brian Guinan – ex

Robert Lippi-ex

**ALTERNATE MEMBERS SEATED**

Maggie Covert for Edward Simoni

**MINUTES**

**10/18/23**

A motion was made by Comm. Greenberg, 2nd by Comm. Crum, to approve minutes of 10/18/23. Voice vote shows all in favor with one abstention by Comm. Steenstra.

**10/25/23**

A motion is made by Comm. Greenberg, 2nd by Comm. Hammaker to approve minutes of 10/25/23. Voice vote shows all in favor with one abstention by Comm. Steenstra.

**11/1/23**

A motion is made by Comm. Greenberg, 2nd by Comm. Hammaker, to approve minutes of 11/1/23. Voice vote shows all in favor with abstentions by Croop, Steenstra, Covert & Catalano.

**PUBLIC HEARING**

(seated: Steenstra, Catalano, D’Amato, Croop, Crum, Graf, Greenberg, Covert Ollenschleger)

**#718** Lidija & Stojan Kotevska 54 Highland Ave. Block 3017 Lot 4

The applicant, Stojan Kotevska, is sworn in.

He states that he is before the board tonight for a minor subdivision. The property is owned by he and his wife and they would like to develop the subdivided lot for his son and family.

He states that the lot is quite irregular as it is triangular.

Cory Vandervalk is sworn in as a licensed professional engineer for the applicant.

He shows on the drawing the odd shape of the lot and that’s why a variance is needed.

The variance is for a side yard setback where 5’ is required and 3.3’ is proposed.

The lot development that is shown is conceptual. There will be on-site septic, well and gas.

The septic and well conceptual was approved by the Health Officer, Tim Zachok.

Comm. Graf states that it appears there are two separate issues, a lot line subdivision with a variance for the existing property. The other issue is a slope issue. He states that the board can take action on the lot line subdivision, but the applicant must apply to the governing body for a major soil moving permit.

Mr. Vandervalk states that as part of the conceptual plan they did a large plan and they are pretty confident that they can get the soil movement under 500 yards in which case it would be a minor soil permit. He states that they would like to proceed as if it were a minor soil movement and then come back if for some reason a major soil movement is needed.

Comm. Croop states that he understands their thinking and what they are saying. He states that it is really just the pool deck that is causing the variance.

Mr. Boorady states that if the pool deck were ever taken down it would become a conforming lot.

Mr. Brigliadoro states that the board has the ability to grant exception of slopes over 15%.

Mr. Boorady states that the whole area is in excess of 15%.

At this time Mr. Boorady addresses a few items on his report. He would like to amend page 2, 3rd paragraph, as he did receive the stormwater calculations.

He would also like to add to the last paragraph that the other approval might be needed if they are moving over 500’ of soil.

He also asked to change where it says Morris County Clerk to Passaic County Clerk.

Comm. Greenberg states that he sees large walls on the conceptual plan. Who determines the height and how tall the walls are.

Mr. Boorady states that the walls can be wherever they are needed. There is not a residential screening process. There are no restrictions to putting up a 7’ wall.

He also notes for the record that the property to the left is pretty far away.

Mr. Kotevska states that it will be well built and well designed.

A motion is made by Comm. Graf, 2nd by Comm. Crum to open meeting to public for questions or comments of the applicant or engineer. Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Crum, 2nd by Mayor D’Amato to close the meeting to public for questions or comments of the applicant or engineer. Voice vote shows all in favor.

At this time a motion is made by Comm. Graf, 2nd by Comm. Catalano to approve the subdivision and grant variances for lot 14.01 rear yard depth of 72.9’ where 100’ is required and left yard setback of 3.3’ where 5’is required. In granting this variance, there is no detriment to the public good. Also grant exception to Ord 32.1.7B for steep slope and if applicant needs to move more than 500 cubic yards they must apply for a Major Soil Moving Permit and also require and recommend the engineer letter of 10/16/23 be satisfied as amended. Roll call shows 9-0 in favor.

**RESOLUTION**

**#715** Gjoni Construction, LLC 120-124 Main Street Block 5059 Lot 12,13,14

A motion is made by Comm. Catalano, 2nd by Comm. Croop to adopt & memorialize Resolution #715 Gjoni Construction LLC. Roll call shows 8-0 of members seated on application.

**PENDING APPLICATIONS**

**#702** Tri Boro Dental (Sluka) 40 Main Street Block 5088 Lot 4

**#704** 8 First Street LLC – 15 Hamburg Tpk Block 3032 Lot 3

**#717** 46 Star Lake Road, LLC 46 Star Lake Road Block 3035 Lot 33

**#719** Green Paradise Therapy 217A Hamburg Tpk Block 3012 Lot 7

**#720** Barry & Rebecca Greenberg 10 E. Shore Road Block 2004 Lot 31

**#721** Andrew Accardi 16 Tice Street Block 5103 Lot 19

**BILLS**

*Darmofalski –* *Mtg Attend 10/18/23 $260, Mtg Attend 10/25/23 $390,* ***App #717 46 Star Lake Road LLC $390, App #718 Kotevska $780, App #715 Gjoni $3250, App #719 Green Paradise $520***

*Brigliadoro-Mtg Attend 10/18/23 $480, Mtg Attend 10/25/23 $480* ***App #717 46 Star Lake $288,***

*Borough of Bloomingdale Minor Subdivison Extension $224, Area In Need of Redevelopment Preliminary Study $614, Area In Need of Redevelopment Preliminary Study $2,336*

***(escrow account)***

A motion is made by Comm. Greenberg, 2nd by Comm. Crum to pay bills as listed. Roll call shows 9-0 in favor.

**NEW BUSINESS**

* **Ordinance 40-2023**

Amending Chapter 92 “Zoning”, Article V “Regulations Governing Certain Uses”, Section 92-26 “Miscellaneous Uses” of the code of the Borough of Bloomingdale.

A motion is made by Comm. Hammaker, 2nd by Comm. Crum to recommend that the Mayor & Council adopt Ordinance 40-2023 as the board finds it is consistent with the master plan.

**PUBLIC DISCUSSION**

A motion is made by Comm. Crum, 2nd by Comm. Hammaker, to open meeting to public. Voice vote shows all in favor.

Seeing no one from public,

A motion is made by Comm. Crum, 2nd by Mayor D’Amato, to close meeting ro public. Voice vote shows all in favor.

**ADJOURNMENT**

A motion is made by Comm. Crum, 2nd by Comm Hammaker, to adjourn meeting at 8:27pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board