**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting **7:00pm**

May 25, 2022

**CALL TO ORDER @ 7:08pm**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of May 25, 2022 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 (\*denotes alternate)**

James W Croop Rachel Frost Brian Guinan\*

Mark Crum Edward Simoni Bob Lippi\*

Bill Graf Barry Greenberg Margaret Covert\*

 Wayne Hammaker\*(7:27)

**MEMBERS ABS/EXCUSED**

Bill Steenstra - ex Craig A Ollenschleger – ex

Dominic Catalano - ex

**APPROVAL OF MINUTES 4-27-22**

A motion is made by Comm. Greenberg, 2nd by Comm. Croop to approve minutes of 4/27/22. Voice vote shows all in favor.

**COMPLETENESS APPLICATION #706**

**#706** Bernadette Mastria 7 Anna Rose Court Block 2004 Lot 7

A motion was made by Comm. Graf, 2nd by Comm. Crum to deem application #706 complete.

A motion was made by Comm. Croop, 2nd by Comm. Crum to carry public hearing of App. #706 to the 6/22/22 regular meeting with no further notice necessary.

**COMPLETENESS APPLICATION #701**

A motion is made by Comm. Graf, 2nd by Comm. Lippi to deem application #701 complete and proceed with public hearing.

**PUBLIC HEARING**

(seated: Lippi, Guinan, Frost, Croop, Crum, Graf, Greenberg, Covert, Steenstra, Simoni)

**#701** KSL Lake House LLC 99 Demarest Road Block 4049 Lot 58

Board attorney, Richard Brigliadoro states, for the record, that the notice appears to be in order and that the applicant has jurisdiction to proceed.

At this time David Obuchowski is sworn in as a registered architect in the State of New Jersey.

He states that the applicant is proposing renovations to an existing non-conforming house. They propose to modify the deck at water side and to build a 2nd story above the existing garage. This is being done to allow current owners to continue using the house, which was handed down to them by the parents.

At this time a letter from the Glenwild Lake Association, dated 5/24/22, is marked as exhibit A-1.

Board engineer, Tom Boorady refers to his report and states the following variances are needed:

1. Lot Area – 9,026 sq. ft. where a minimum of 10,000 sq. ft. is required
2. Front yard setback – 15.5 feet proposed, 14.5 feet exists and a minimum of 25 feet required.
3. Front yard setback to second floor of garage 20.4 proposed where a minimum of 25 feet required.
4. Side yard setback, right side where 7.8 feet proposed to floor above garage where 8 feet is required.
5. Front yard setback to dwelling where 19.5 exists and 25 feet is required.

Mr. Boorady states that the health officer and the applicant met to discuss the current septic system and the bedroom issues. It was decided and agreed that they would convert one of the bedrooms to an office by removing the existing closet.

This needs to be a condition of approval.

Mr. Boorady continues to go through the technical comments of his report dated 5/6/22.

The applicant agrees that if easements are needed, they will work with the lake association as a condition of approval.

The applicant will provide proposed stormwater run-off plan as a condition of approval.

The applicant would need to in compliance and provide permits for any retaining wall over 4’.

At this time the applicant agrees to all conditions of approval.

Comm. Graf questions if the board should take any action from an easement point of view.

Mr. Brigliadoro states that it is perfectly reasonable that approval of any necessary easements be negotiated with the property owner and the lake association.

Mr. Boorady states that the applicant is not really looking to make any modifications to those conditions.

Comm. Simoni asks the applicant that if anything should transpire with easements to just provide the board with the information.

Comm. Graf refers to the home office conversion and states that he understands the health departments stipulations. He asks if it would be possible to eliminate the bedroom closet completely, since although a larger opening is being made, it could easily become a bedroom.

Mr. Obuchowski states the health department specifically asked for closets to be put in to make a separation.

Comm. Graf suggests that a viable alternative would be to build a solid wall in the office and expand the closet in the other bedroom, this would eliminate the potential of a fourth bedroom.

Mr. Obuchowski states that they cannot eliminate the closet completely but could make shelves instead of closet in the office.

Comm. Croop states for the record that in Glenwild Lake there are no septic fields, just a 2,000 gallon tank which gets pumped as needed whether there or not there are more bedrooms or more people.

The applicant agrees to amend shelving instead of closet area.

A motion is made by Comm. Greenberg, 2nd by Comm. Crum to open meeting to public for questions or comments pertaining to application #701. Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Greenberg, 2nd by Comm. Crum to close meeting to public for questions or comments pertaining to application #701. Voice vote shows all in favor.

Mr. Obuchowski thanks the board for their time.

Mr. Brigliadoro states for the record, that for the most part, the existing variances are not being exasperated. The proposed improvements are in conformance with the homes in the area. The building and impervious coverage are well below what is required which is sometimes rare on a lake property.

Comm. Greenberg states that the garage expansion will be barely seen and would be no detriment to the neighbors.

A motion is made by Comm. Graf to grant approval of the C-1 variance given the extreme slope and undersized lot of the property provided all conditions of approval are met and all appropriate documents are provided as per engineer’s letter. Any retaining walls have appropriate permits, and drawings are revised to show elimination of closet converted to shelving. Roll call shows 9-0 in favor.

**PENDING APPLICATIONS**

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

**#692** Daniel Mahler89 Main Street Block 5060 Lot 21

**#695** Leanne & Benjamin Scaturro 1 West Shore Road Block 2004 Lot 49

**#697** Robert & Jacqueline Rickard 9 Birch Road Block 4085 Lot 5

**#698** Van Grouw, Anthony & Karen 4 Anna Rose Court Block 2004 Lot 16

**#699** Deanne & John Martini 97 Vreeland Avenue Block 3017 Lot 20

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

**#704** 8 First Street Bloomingdale LLC Block 3032 Lot 13

**#706** Bernadette Mastria 7 Anna Rose Court Block 2004 Lot 7

**#707** Jay Kliphouse 41 Buena Vista Block 4086 Lot 13

**#708** 38 Main Street, LLC 38 Main Street Block 5088 Lot 5

**BILLS**

*Darmofalski –*Mtg attend 4/27 $260, ***App #703 8 First St $130, App #688 Two Thirty Seven LLC $260, #695 Scaturro $390, App #707 Kliphouse $520***

*Brigliadoro-* Mtg attend 4/27 $500, /review/research $192

*North Jersey Media* **-** Legal Notice $59.60, ***Legal ad App #696 $9.50, Legal Ad App #705 $9.50 (escrow account)***

A motion is made by Comm. Crum, 2nd by Comm. Greenberg to pay bills as listed. Roll call shows 10-0 in favor.

**PUBLIC DISCUSSION**

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

Seeing no public,

A motion is made by Comm. Crum, 2nd by Comm. Croop to close meeting to public questions and comments. Voice vote shows all in favor.

**ADJOURNMENT**

A motion is made by Comm. Croop, 2nd by Comm. Crum to adjourn meeting at 7:57pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Neinstedt Adubato, Secretary

Bloomingdale Planning Board