**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting **7:00pm**

**August 24, 2022**

**CALL TO ORDER 7:12pm**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of August 24, 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 PRESENT (\*denotes alternate)**

James W Croop Brian Guinan\* Margaret Covert\*

Mark Crum Edward Simoni Dominic Catalano

Bill Steenstra Wayne Hammaker\* Robert Lippi\*

Bill Graf Barry Greenberg

**MEMBERS ABS/EXCUSED**

Craig A Ollenschleger - ex

Rachel Frost - ex

**APPROVAL OF MINUTES**

**6/22/22**

A motion is made by Comm. Steenstra, 2nd by Comm. Crum to approve minutes of 6/22/22 regular meeting. Voice vote shows all in favor with one abstention by Comm. Lippi

**7/27/22**

A motion is made by Comm. Steenstra, 2nd by Comm. Croop to approve minutes of 7/27/22 regular meeting. Voice vote shows all in favor with one abstention by Comm. Lippi.

**8/8/22**

A motion is made by Comm. Steenstra, 2nd by Comm. Croop to approve minutes of 8/8/22 Special meeting. Voice vote shows all in favor with one abstention by Comm. Lippi.

**SEATING OF ALTERNATES**

Comm. Lippi seated for Comm. Ollenschleger

Comm. Guinan seated for Comm. Frost

**PUBLIC HEARING**

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

A motion is made by Comm. Graf, 2nd by Comm. Hammaker, to carry application #706 to the 9/28/22 Regular meeting. No further notice necessary.

**PUBLIC HEARING**

**#710** Maggie Covert 88 Wood Place Block 4049 Lot 88

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

After recommendation of Board Engineer, Tom Boorady, the Planning Board deems application #710 complete.

Board Attorney, Richard Brigliadoro states that he’s reviewed the notice and it appears in order. Applicant may proceed.

Maggie Covert, applicant, is sworn in at this time.

Ms. Covert states that they are proposing an addition to the front of the house to create a traditional staircase inside the home, where a spiral staircase currently exists. There are safety and privacy reasons for the new staircase.

Comm. Simoni clarifies that they are re-arranging the front door area to make a traditional staircase.

Ms. Covert states that is correct.

Comm. Graf asks if any additional bedrooms are proposed.

Ms. Covert states that there will be no additional bedrooms, just an office.

Mr. Boorady refers to his report dated 8/8/22 and states that the following items should be considered conditions of approval:

2. Fix typographic error in General notes of Plot Plan

3. Provide signature block on plot plan

4. Provide copy of easement for wood storage rack that straddles the dividing line

between lot 88 and lot 99.

5. Confirm and show location of AC or generator pads.

7. Approval of septic from Dept of Health.

8. Submit plan revisions prior to signing of plans.

9. All setback dimensions comply with approved and memorialized resolution.

10. Escrow be maintained through engineer’s final inspection

11. Applicant submit 4 copies of as built survey prepared by a licensed

professional.

Comm. Croop asks about septic.

Ms. Covert states that it is a brand new UV system for gray water.

Ms. Covert states that the wood rack that exists on the property from the previous owner has 9 concrete footings and is not easily movable. That is why they will obtain easement with the neighbor.

Comm. Steenstra states that he believes the previous owner of the home is now 106 years old.

Comm. Simoni states for the record that the wood rack, detached garage and hot tub all pre-existed as non-conforming. He would like the board to consider granting all variances, proposed and pre-existing.

A motion is made by Comm. Graf, 2nd by Comm. Catalano to approve application #710 granting variances for existing and new conditions. The motion included reasons satisfying the C-1 criteria. Mr. Graf also agreed the C-2 criteria were satisfied and the motion was expanded to include the satisfaction of both C-1 and C-2 criteria.

* Existing Condition Variances
  + Detached garage setback of 10’ where 20’ is required
  + Right side yard setback to Hot Tub of 7.6’ where 10’ is required
  + Hot Tub to dwelling setback of 3.7’ where 10’ is required
  + Rear yard setback to dwelling of 21.4’ where 25’ is required
* New Condition Variances
  + Left side yard setback to proposed porch of 5.2’ where 8’ is required
  + Left side yard setback to proposed dwelling addition of 5.4’ where 7.4’ exists and 8’ is required
  + Proposed lot coverage of 52.85% where 51.84% exists and a maximum of 45% is required
* Plot Plan Revisions
  + Show required setback for detached garage is 20’, not 50’
  + Show setback for Hot Tub is 10’, not 8’
* Engineer’s Letter of 8/8/22
  + Satisfy all Technical Comments indicated in letter
* Wood Storage Shed Easement
  + Any easement granted to be accepted and approved by Board Attorney and Board Engineer

Roll call of seated members shows 9-0 in favor.

**PENDING APPLICATIONS**

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

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

**#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

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

**#709** Stumble Inn 231 Hamburg Turnpike Block 3012 Lot 8

**BILLS**

*Darmofalski –*Mtg attend 7/27 $260, ***App #706 Mastria $520***

*Brigliadoro-* Mtg attend 7/27 $480, ***App #706 Mastria $384***

***(escrow account)***

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

**PUBLIC DISCUSSION**

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

**ADJOURNMENT**

A motion is made by Comm. Crum, 2nd by Comm. Greenberg to adjourn meeting at 7:59pm. Voice vote shows all in favor.

Respectfully submitted,

*Barbara Adubato, Secretary*

Bloomingdale Planning Board