**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Regular Meeting Minutes

February 10, 2021

**CALL TO ORDER**

Chairman Simoni called the meeting to order at 7:31 p.m.

**SALUTE TO FLAG**

Chairman Simoni led the board in the Salute to the American Flag.

**LEGAL NOTICE**

Chairman Simoni stated that this is the Regular Meeting of the Bloomingdale Planning Board of February10, 2021, and that 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 Building of the Borough of Bloomingdale, Passaic County, in compliance with the New Jersey Open Meetings Act, N.J.S.A. 10:4-6, *et seq.*

**FIRE CODE**

Chairman Simoni stated that per the State Fire Code, he is 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.

**APPOINTMENT OF CLERK *PRO TEM***

Chairman Simoni explained that the board needed to appoint a clerk *pro tem* to serve in the absence of Board Secretary Barbara Neinstedt and that Commissioner Ollenschleger had volunteered to serve.

Commissioner Croop moved, seconded by Commissioner Crum, the nomination of Commissioner Ollenschleger to serve as clerk *pro tem* for the February 10, 2021, board meeting. Motion carried 9-0 in favor, with Commissioner Ollenschleger abstaining.

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

James W Croop    Barry Greenberg: **excused** Wayne Hammaker\*

Mark Crum    Craig A Ollenschleger Brian Guinan\*

Bill Steenstra: **excused**  Edward Simoni Robert Lippi\*

Bill Graf    Margaret Covert\* Ray Yazdi

**APPROVAL OF MINUTES**

**1-13-21**

Commissioner Graf moved, seconded by Commissioner Hammaker, to adopt the minutes of the January 13, 2021, board meeting. The motion carried by voice vote.

**RESOLUTION**

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

Commissioner Crum moved, seconded by Commissioner Croop, to adopt Resolution #687.

The motion carried 6-0, with the following eligible Commissioners voting in favor: Croop, Crum, Graf, Ollenschleger, Lippi, and Simoni.

**NEW BUSINESS**

**Amendment of Public Notice of 2021 Calendar**

Chairman Simoni explained that an amendment of the public notice of the board’s 2021 calendar was necessary to permit in-person meetings, in addition to virtual meetings.

Commissioner Crum moved, seconded by Commissioner Graf, to authorize an amendment of the public notice of the board’s 2021 calendar to permit in-person meetings. The motion carried 10-0 in favor.

**Bloomingdale PB 2020 Year-End Report and Resolution**

Discussion followed regarding adoption of the Planning Board’s 2020 Year-End Report of Activity and Resolution.

Commissioner Graf recommended that the Report include the board’s recommendation of the following ordinances to the Mayor and Council:

* Ordinance 7-2020 (Amending Chapter 92-21, Residential and Agricultural Uses (Chickens)): Recommended by the board on February 12, 2020;
* Ordinance 12-2020 (Amending Chapter 92-43, Definitions, and Chapter 92-14, Yards (Lakefront Properties)): Recommended by the board on February 12, 2020;
* Ordinance 25-2020 (Amending Chapter 92-44, R-130 One-Family Residential Zone (Boathouses to accessory use)): Recommended by the board on September 9, 2020; and
* Ordinance 33-2020 (Amending Chapter 92-35, Occupancy Permit (CCO required for commercial/industrial properties)): Recommended by the board on November 23, 2020).

Discussion followed regarding revisions to the Report to clarify activity taken on the Mahler application and to remove references to the Mastria and Miglin applications, as to which no activity was taken in 2020.

Commissioner Graf moved, seconded by Crum, to adopt the Planning Board’s 2020 Year-End Report of Activity and Resolution, as amended. The motion carried 10-0 in favor.

**Discussion of Ordinance No. 5-2021 Amending Chapter 92, Section 61.1 “AH-1 Affordable Housing Overlay Zone”**

Discussion followed regarding the Mayor and Council’s referral of Ordinance 5-2021 to the board for its recommendation. Commissioner Graf explained that the purposes of the ordinance are to reflect the subdivision of Lot 14 and to redefine the “Meer Tract” as Lot 14.01 for purposes of the court-ordered, multi-inclusionary, affordable housing development. Mr. Graf observed that since July 2020, the Ordinance Review Committee had submitted a host of material, substantive amendments to the ordinance that were designed to improve the accuracy, consistency, and cohesiveness of the ordinance. He noted that most of the amendments were accepted by the Mayor and Council, which has resulted in a substantially improved piece of legislation. He encouraged the Mayor and Council to include the Exhibit B map referenced in the ordinance to further enhance its clarity and accuracy, but otherwise endorsed the ordinance for recommendation by the board.

Further discussion followed. Chairman Simoni stated that the matter of the board’s recommendation of Ordinance #5-2021 for adoption by the Mayor and Council would be placed on the board’s March 10, 2021, agenda for formal action.

**PENDING APPLICATIONS**

Discussion followed regarding the status of the following pending applications:

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

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

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

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

**#694** Albert R Miller 7 Mary Street Block 3027 Lot 3

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

**BILLS**

Commissioner Crum moved, seconded by Commissioner Croop, to authorize payment of the bills as listed below:

*Darmofalski –*Mtg attend 1/13/21 $250, ***App 695 Scaturro $250***

*Brigliadoro-* Mtg attend 1/13/21 $720, ***App 687 Miglin Resolution $624, App #692 Mahler review $64, App #693 Mastria review letter & prior Resolution $608***

***(\*escrow account)***

The motion carried 10-0 in favor.

**PUBLIC DISCUSSION**

Commissioner Croop moved, seconded by Commissioner Hammaker, to open the meeting to public discussion. The motion carried by voice vote.

As no member of the public sought to speak at this time, Commissioner Hammaker moved, seconded by Commissioner Croop, to close the meeting to public discussion. The motion carried by voice vote.

**ADJOURNMENT**

As there was no further business to be acted upon by the board at this time, Commissioner Crum moved, seconded by Commissioner Hammaker, to adjourn the meeting at 8:18 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig A. Ollenschleger, Clerk *pro tem*

Bloomingdale Planning Board