

**WORKSHOP MEETING
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

October 7, 2025

The Workshop Meeting of the Governing Body of the Borough of Bloomingdale was held in the Council Chambers of the Municipal Building (101 Hamburg Tpke) on the above date. Mayor John D’Amato called the meeting to order at 7:00 PM.

Mayor led the **Salute to the Flag**.

Official Roll Call: (taken by the Municipal Clerk)

In Attendance: Mayor John D’Amato
Councilman David Bronkhurst
Councilman Dominic Catalano (entered at 7:03PM)
Councilman John Graziano
Councilwoman Dawn Hudson
Councilwoman Evelyn Schubert
Councilman Ray Yazdi (*excused*)

Municipal Clerk, Breeanna Smith
Business Administrator, Michael Sondermeyer
Borough Attorney, Dawn Sullivan, Esq.

PUBLIC NOTICE STATEMENT

Mayor D’Amato stated: *This Meeting is called pursuant to the provisions of the Open Public Meetings Law. Adequate notice of this meeting was advertised in the Herald News on January 9, 2025; copies were provided to the local news media and posted continuously in the Municipal Building. A copy of this notice is available to the public and is on file in the office of the Municipal Clerk.*

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

NON-AGENDA ITEMS:

1. **Resolution No. 2025-10.7:** Developer’s Agreement between the Borough of Bloomingdale & Gjoni Construction LLC (120-124 Main Street)

EARLY PUBLIC COMMENT

Motion was made by HUDSON to open the meeting for public comment; seconded by BRONKHURST and carried on voice vote all voting AYE. Since there was no one who wished to speak HUDSON made a motion to close the meeting for public comment, seconded by BRONKHURST carried on voice vote, all in favor voting AYE.

REPORTS (PROFESSIONALS, DEPT HEADS, COMMITTEES, LIAISONS, MAYOR):

Councilwoman Evelyn Schubert
(Senior Committee, Library Board, ROSE Fund & Tri-Boro First Aid Liaison):

- Library Board of Trustees
 - Latest events: attended Bloomingdale Celebration Day, Weird NJ event, Physic Event
 - Upcoming event: Dueling Pianos October 17th
 - Library cards available

- Tri-Boro First Aid Squad
 - Provided an update of the call statistics
 - Noted there was a large showing at the Bob Kochka 5K for a member who had recently passed
 - Medical equipment rentals are available
 - Seeking new members
- Senior Advisory Committee/Center:
 - Repair of the senior floor to be bid in November
 - Request from the Advisory committee to update the welcome packet
 - EZ pass discount available to seniors (more information on website)
 - Health screenings & flu shot clinics available to seniors (more information on website)
 - Upcoming events: Brook Valley Winery Oktoberfest Oct 24 – 11:30AM
 - Teddy Bear Tea November 8

Councilman, John Graziano (EDC Chairman, Budget Committee Member, Drug Alliance, Tri Boro Little League [TBLL], and Ordinance Review)

- EDC updates:
 - TY Theresa Merino for all her contributions to the committee
 - Expedition Bloomingdale October 18th – encouraged more sign ups
 - TY to all who contributed to the planning of Bloomingdale Celebration Day

Councilwoman, Dawn Hudson (BOH Liaison, Public Event Committee)

- ALL borough offices closed October 13th (Columbus Day)
- Flu Clinic & Health screen for Passaic County residents October 14th in the council chambers from 3PM – 6PM
- Health Screenings for Seniors Only – 2nd Tuesday of the month at the Senior Center 12PM – 1PM
- Flu Clinic for Senior only – October 14th 12PM – 1PM
- Paper Shredding event October 18th
- Veterans Day November 1 @ 11AM
- Ballot dropbox located behind Boro hall
- Update on Bloomingdale Search & Rescue
- Hydrant flushing schedule available on website & social media

Council President, Ray Yazdi (Budget Committee Member, Council President) *no report*

Councilman, David Bronkhurst (BOE liaison, Ordinance Review Committee Member)

- Board of Education seeking Superintendent to fill vacancy (interim & permanent)
- Environmental Commission seeking new members & clean-up events for 2026 will be done with the town in May

Councilman, Dominic Catalano (BEC liaison, Recreation liaison, Planning Board member)

- Addressed planning board comments on Ordinance 25-2025 noted that it filled the gap that was present in the code

Business Administrator, Michael Sondermeyer

- NJ DEP has visited Bogue Pond Playground to close out the project
- Request to reappropriate grant funds for Delazier Playground

Municipal Clerk, Breeanna Smith: *no report*

Borough Attorney, Dawn Sullivan: *no report*

Mayor John D'Amato:

- Great community response & participation in Bob Kochka 5K
- County to hold public meeting regarding Horse Farm on Union Ave Oct 18 to receive resident input at the firehall from 6PM-8PM
- Paving of Main Street to commence //will be done overnight

CONSENT AGENDA

(Adoption of Resolutions No. 2025-10.1 – 2025-10.5)

Motion: David Bronkhurst

Second: Dominic Catalano

Roll Call Vote: BRONKHURST (YES), CATALANO (YES), GRAZIANO (YES), HUDSON (YES), SCHUBERT (YES), YAZDI (ABSENT)

**RESOLUTION NO. 2025-10.1
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

*Accepting, Approving and/or Adopting the Consent Agenda of the
October 7, 2025 Council Meeting*

WHEREAS, the Borough Council of the Borough of Bloomingdale has determined that to increase efficiency, the Consent Agenda shall be adopted with one resolution, and

NOW THEREFORE BE IT RESOLVED that the following resolutions, placed on this agenda by consent, require no discussion and the same having been previously reviewed by each Governing Body member, be and are hereby adopted in their entirety by the Council of the Borough of Bloomingdale.

- A. Motion to approve minutes:**
 - June 24, 2025 – Special Meeting
 - July 15, 2025 – Regular Meeting
 - September 16, 2025 – Executive Session
- B. Motion to accept resignation:** EDC member (T. Merino)
- C. Amended Resolution No. 2025-9.20:** Appointment of Tax Assessor (E. Alvarez)
- D. Resolution No. 2025-10.2:** Local Unit Civil Rights
- E. Resolution No. 2025-10.3:** Ch. 159 Pedestrian Safety (AAA)
- F. Resolution No. 2025-10.4:** Approval of Property Tax Exemption
- G. Resolution No. 2025-10.5:** Authorizing Refund of Tax Overpayment

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi				X

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on October 7, 2025.

Brecanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

PENDING BUSINESS

- A. Second/Final Reading & Public Hearing:**
Ordinance No. 24-2025: Amend Ch. 92 Zoning (walls)

The Municipal Clerk, Breeanna Smith, read the Public Notice statement.

BRONKHURST moved that the Ordinance be read by title; seconded by HUDSON and carried on voice vote – all members present voting AYE

The Municipal Clerk read the following Ordinance by title:

**ORDINANCE NO. 24-2025
OF THE GOVERNING BODY
OF THE BOROUGH OF BLOOMINGDALE**

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 “ZONING” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

WHEREAS, the Borough Code currently sets forth standards and regulations relating to governing certain uses of the Borough; and

WHEREAS, the Borough Engineer & Ordinance Review Committee find it necessary and appropriate to amend the zoning chapter of the Borough code to clarify and regulate certain uses relating to walls; and

WHEREAS, the Borough Council has reviewed and accepted the recommended changes as being in the best interest of the Borough.

NOW THEREFORE BE IT ORDAINED, by the Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey, as follows:

SECTION 1. Chapter 92 “Zoning”, Article V “Regulations Governing Certain Uses”, Section 92-26 Miscellaneous uses’ amended to add a new subsection 92-26.7 ‘walls’ to read as follows:

§92-26.7 Walls.

- A. All walls in any zone district, to include retaining walls, shall be regulated by the provisions of this Section 92-26.7.
- (1) Height. The maximum permitted height of a wall shall be four (4) feet in front yard areas and six (6) feet in side or rear yard areas.
 - (2) No wall shall be erected or maintained at a height or in a location that would limit or restrict pedestrian or vehicular sight distance for any street or driveway under the Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq., or any other regulation of the Borough of Bloomingdale, the County of Passaic or the State of New Jersey.
 - (3) Terracing and embankments. Notwithstanding any other provisions of this Section 92-26.7, the use of terracing whereby a series of two (2) or more parallel retaining walls are constructed behind one another with stabilized embankment slopes between them shall be limited as follows:
 - a. The horizontal offset distance between the back of a lower wall and the front of an upper wall, as measured from the finished grade at the bottom of the lower wall to the finished grade at the bottom of the upper wall for two (2) adjacent walls, shall not be less than 2.5 times the height of the shortest wall and in no case less than five (5) feet.
 - b. The embankment slope between the lower and upper wall shall not be steeper than seven (7) horizontal to one (1) vertical (15%) and shall be stabilized.
 - (4) Set-Backs. All walls must be erected or maintained within the front yard property line, and no wall shall be erected or maintained to encroach upon the public right-of-way. No wall having an exposed height of four (4) feet or greater shall be erected or maintained that is less than five (5) feet from any side or rear yard property line. Walls having an exposed height of less than four (4) feet shall be erected or maintained no less than two (2) feet from any side or rear yard property line.
 - (5) The use of utilitarian retaining wall designs, such as crib walls and railroad ties, and the use of wood products shall be prohibited.
 - (6) Walls constructed of masonry blocks shall not have a block face area larger than two (2) square feet.
 - (7) No wall exceeding six (6) feet in height from the lowest elevation of the finished grade to the top of the wall shall be erected or maintained in any zone district unless a variance application has been submitted to and approved by the Bloomingdale Planning Board in accordance with the terms of Chapter 33, Land Use Procedures.
 - (8) Zoning permit required. No wall regulated by this Section shall be erected or maintained except in accordance with a zoning permit issued by the Zoning Officer.
 - (9) No wall shall be erected or maintained having a total height of four (4) feet or greater, as measured from the bottom of the foundation to the top of the wall, without first obtaining a construction permit from the Bloomingdale Building Department as required by the NJ Uniform Construction Code.
 - (10) No wall having an exposed height greater than two (2) feet shall be erected or maintained without first obtaining a soil disturbance permit for review and approval by the Bloomingdale Borough Engineer for minor soil movements and by the Bloomingdale Planning Board for major soil movements as required by Chapter 32, Soil and Soil Removal.
 - (11) Any wall having an exposed height of greater than 30 inches, shall have a permanent railing meeting the height and space opening requirements of railings required for decks per the International Residential Code or International Building Code, NJ Editions, or shall have a

permanent fence meeting the height and space opening dimensions of the pool code requirements of the NJ Uniform Construction Code. Any wall having an exposed height of ten (10) feet or more shall have a permanent fence with a height of no less than six (6) feet and meeting the space opening requirements of the pool code requirements of the NJ Uniform Construction Code.

- (12) Any wall having an exposed height of greater than two (2) feet and located within ten (10) feet of a driveway, parking area, or other areas subject to vehicular traffic, shall have provisions for a permanent vehicular barrier.
- (13) Design by professional engineer, details and design calculations. Notwithstanding any other provisions of this Section 92-26.7, any retaining wall greater than four (4) feet in height and any terracing utilizing retaining walls where the summation of the heights of each retaining wall utilized exceeds four (4) feet in height shall be required to be designed by a licensed professional engineer registered in the State of New Jersey. In addition, details and design calculations shall be submitted to and approved by the Bloomingdale Borough Engineer prior to the issuance of a construction permit. The design calculations and details shall include and address but not be limited to:
- a. Materials being used for the retaining wall and backfill.
 - b. Soil-bearing capacity.
 - c. Frictional resistance and passive soil pressures acting on the wall with their magnitude and location.
 - d. All lateral forces and their magnitude and location that can occur on the wall.

All other portions of this Section shall remain unchanged.

SECTION 2. All ordinances or parts of ordinances of the Borough of Bloomingdale inconsistent herewith are repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

Public Hearing:

At this time HUDSON made a motion to open the Public Hearing for comment; seconded by BRONKHURST and carried on a voice vote all voting AYE. Since there was no one who wished to speak BRONKHURST made a motion to close the public hearing; motion was seconded by HUDSON and carried on voice vote all members voting AYE; none were opposed.

Council Discussion:

Mayor noted he doesn't agree with this restrictive ordinance. Recommends ordinance review committee revisits this and makes recommendations for amendments. Additional comments made by council members agreeing to re-visit this ordinance & discussion this ordinance sets some standards which never existed, although may be viewed as too restrictive.

Adoption:

BRONKHURST made motion for adoption; the motion was seconded by HUDSON and carried per the following roll call vote: CATALANO (YES), GRAZIANO (NO), HUDSON (YES), SCHUBERT (YES), YAZDI (ABSENT), BRONKHURST (NO)

B. Second/Final Reading & Public Hearing:

Bond Ordinance No. 25-2025: Various Capital Improvements

The Municipal Clerk, Breeanna Smith, read the Public Notice statement.

GRAZIANO moved that the Ordinance be read by title; seconded by HUDSON and carried on voice vote – all members present voting AYE

**BOROUGH OF BLOOMINGDALE
ORDINANCE NO. 25-2025**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS, AND IMPROVEMENTS BY AND IN THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY; APPROPRIATING \$960,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$912,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken by the Borough of Bloomingdale, in the County of Passaic, State of New Jersey (the “Borough”). For said improvements or purposes stated in Section 3 hereof, there is hereby appropriated the aggregate sum of \$960,000, said sum being inclusive of grants in the aggregate amount of \$496,000 received or expected to be received from (i) the County of Passaic, New Jersey from its County Open Space Trust Fund in the amount of \$405,000 (the “Open Space Grant”), and (ii) the State of New Jersey FY 2024 Local Recreation Improvement Grant in the amount of \$91,000 (the “LRI Grant”, and together with the Open Space Grant, the “Grants”), and down payments in the aggregate amount of \$48,000 now available for said improvements or purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the “Local Bond Law”), by virtue of a provision or provisions in a previously adopted capital budget or budgets of the Borough for down payment or for capital improvement purposes.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$960,000 appropriation not provided for by said down payments, negotiable bonds of the Borough are hereby authorized to be issued in the aggregate principal amount of not exceeding \$912,000 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in an aggregate principal amount of not exceeding \$912,000 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

SECTION 3. The improvements hereby authorized and purposes for the financing of which said obligations are to be issued include, but are not limited to, the following:

	<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
(i)	<u>Police Department</u> Purchase and installation of a shed and pad;	\$ 25,000	\$ 23,750	\$ 1,250	10 years
(ii)	<u>Technology Upgrades</u> Purchase and upgrade of various technology equipment including, but not limited to, servers, computers and toughbooks;	\$ 60,500	\$ 57,475	\$ 3,025	7 years
(iii)	<u>Stormwater Improvements</u> Various improvements and upgrades, including but not limited to stormwater drains located along Star Lake Road, Chestnut Street, and Reeves Avenue;	\$ 300,000	\$ 285,000	\$ 15,000	15 years
(iv)	<u>Bogue Pond Playground Upgrades</u> Various improvements and upgrades including but not limited to, the installation of a concrete walkway, and purchase of security cameras;	\$ 180,000 (including the Open Space Grant)	\$ 171,000	\$ 9,000	15 years
(v)	<u>HVAC</u> Purchase and installation of a new HVAC system at the Police Building;	\$ 20,000	\$ 19,000	\$ 1,000	15 years
(vi)	<u>Delazier Playground</u> Purchase and installation of playground equipment for the Delazier Playground; and	\$ 330,000	\$ 313,500	\$ 16,500	15 years

<u>Description</u>	<u>Appropriation</u> (including the LRI and Open Space Grant)	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
(vi) Section 20 Costs.	\$ 44,500	\$ 42,275	\$ 2,225	
TOTALS:	<u>\$ 960,000</u>	<u>\$ 912,000</u>	<u>\$ 48,000</u>	14.33 years

(a) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$912,000.

(b) The estimated cost of said improvements or purposes is \$960,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of \$48,000, which is the amount of the aggregate down payments available for said improvements or purposes.

(c) All such improvements or purposes described above shall include the following, as applicable, surveying, construction planning, engineering and design work, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation, and also all work, materials, equipment, labor and appurtenances as necessary therefor or incidental thereto.

SECTION 4. In the event the United States of America, the State of New Jersey, and/or the County of Passaic make a contribution or grant in aid, including the Grants, to the Borough for the improvements or purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Passaic. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, and/or the County of Passaic, including the Grants, shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date or as otherwise authorized by the Local Bond Law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the Borough. The Chief Financial Officer of the Borough shall determine all matters in connection with the bond anticipation notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer of the Borough upon the notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. § 40A:2-8.1. The Chief Financial Officer of the Borough is hereby authorized to sell part or all of the bond anticipation notes from time to time at a public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer of the Borough is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such

report must include the principal amount, the description, the interest rate, the maturity schedule of the bond anticipation notes so sold, the price obtained, and the name of the purchaser.

SECTION 6. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements which the Borough may lawfully undertake as general improvements, and no part of the costs thereof have been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 14.33 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, within the New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or bond anticipation notes provided for in this bond ordinance by \$912,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$44,500 for items of expense listed in and permitted under N.J.S.A. § 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements described in Section 3 hereof.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the principal of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulation Section 1.150-2.

SECTION 10. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the

Borough. The Chief Financial Officer of the Borough is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”) for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Borough covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended of the interest on all bonds and bond anticipation notes issued under this bond ordinance on a tax-exempt basis.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication of this bond ordinance after final adoption, as provided by the Local Bond Law.

Public Hearing:

At this time HUDSON made a motion to open the Public Hearing for comment; seconded by CATALANO and carried on a voice vote all voting AYE.

Linda Huntley – 86 Van Dam Avenue, Bloomingdale
Made the following inquiries:

- Questioned/discussion of borrowing ‘new’ funds vs. reappropriation of funds, grant funds that will be reimbursed to the Borough (Mayor & Business administrator commented)

Since there was no one else who wished to speak HUDSON made a motion to close the public hearing; motion was seconded by CATALANO and carried on voice vote all members voting AYE; none were opposed.

Adoption:

HUDSON made motion for adoption; the motion was seconded by BRONKHURST and carried per the following roll call vote: GRAZIANO (YES), HUDSON (YES), SCHUBERT (YES), YAZDI (ABSENT), BRONKHURST (YES), CATALANO (YES)

NEW BUSINESS

- A. Adoption of Resolution No. 2025-10.6:** Shared Service Agreement – County of Passaic (Hi-Speed Internet Services)
Motion: David Bronkhurst
Second: Dominic Catalano
Discussion: *members discussed the services being provided. Only the municipal building will be included at this time. It was noted the county received grants & there will be a cost savings to the Borough*
Roll Call Vote: HUDSON (YES), SCHUBERT (YES), YAZDI (ABSENT)
BRONKHURST (YES), CATALANO (YES), GRAZIANO (YES)

NON-AGENDA

- A. Adoption of Resolution No. 2025-7:** Developer’s Agreement between the Borough of Bloomingdale & Gjoni Construction LLC (120-124 Main Street)
Motion: Dawn Hudson
Second: David Bronkhurst

Discussion: *Members discussed fees listed in the agreement (hook up fees etc.) and what portion would go to the Borough. There will be 20 units (4 affordable housing)*
Roll Call Vote: SCHUBERT (YES), YAZDI (ABSENT), BRONKHURST (YES), CATALANO (YES), GRAZIANO (YES), HUDSON (YES)

LATE PUBLIC COMMENT:

HUDSON opened the meeting to late public comment; seconded by BRONKHURST and carried on voice vote, all in favor voting AYE.

Linda Huntley – 86 Van Dam Avenue, Bloomingdale
Made the following inquiries:

- (120-124 Main Street) requested drawings/renderings be available to the public
- Same request for future Union Ave development
- (120-124 Main Street – will cut into newly paved county road
- Noted flooding on Van Dam Avenue (passed Chestnut Street) *[Engineer needs to walk & council need to award contract]*
- Audit comment (general capital - \$67,000) to be included in next note sale – why?
- Noted political parties agreed to no signs before October 1

Councilwoman, Evelyn Schubert: suggested the Borough be more proactive on E-bikes safety and awareness

Since there was no one else who wished to speak, CATALANO moved that it be closed; second by BRONKHURST and carried on voice vote all members voting (AYE), none were opposed.

GOVERNING BODY SCHEDULE

- A. October 21, 2025 7 PM – Regular Meeting**
- B. November 11, 2025 7 PM – Workshop Meeting**
- C. November 25, 2025 7 PM – Regular Meeting**

ADJOURNMENT:

Since there was no further business to be conducted, HUDSON moved to adjourn at 7:54PM; seconded by YAZDI and carried on voice vote with all Council Members voting AYE.

Breeanna Smith, RMC
Municipal Clerk

October 7, 2025 RESOLUTIONS

**RESOLUTION NO. 2025-9.20
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION AUTHORIZING THE APPOINTMENT OF ERIN ALVAREZ AS TAX ASSESSOR

WHEREAS, N.J.S.A. 40A:9-146 requires the appointment of a qualified Tax Assessor to carry out the duties as prescribed by law; and

WHEREAS, the current tenured Tax Assessor has retired from their position; and

WHEREAS, Erin Alvarez has obtained all required certifications and has demonstrated the qualifications necessary to serve as Tax Assessor; and

WHEREAS, the Mayor and Council desire to appoint Erin Alvarez to the position of Tax Assessor; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Bloomingdale, County of Passaic, and State of New Jersey, that:

1. Erin Alvarez is hereby appointed to fill the partial term of office starting on October 6, 2025 and then for a four-year appointment pursuant to N.J.S.A. 40A:9-146; beginning on July 1, 2026 and ending on June 30, 2030.
2. The assessor will hold public office hours on Monday from 5:00PM-8:00PM
3. The annual salary for this part time position shall be Twenty-Five Thousand Dollars (\$25,000).

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi				X

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on October 7, 2025.

Breeanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

**RESOLUTION NO. 2025-10.2
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

A RESOLUTION TO AFFIRM THE BOROUGH OF BLOOMINGDALE’S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

WHEREAS, it is the policy of the Borough of Bloomingdale to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act, and

WHEREAS, the governing body of the Borough of Bloomingdale has determined that certain procedures need to be established to accomplish this policy

NOW, THEREFORE BE IT ADOPTED by the Borough Council that:

Section 1: No official, employee, appointee or volunteer of the Borough by whatever title known, or any entity that is in any way a part of the Borough shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person’s constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough’s business or using the facilities or property of the Borough’s.

Section 2: The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough to provide services that otherwise could be performed by the Borough.

Section 3: Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

Section 4: The Borough Administrator shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

Section 5: No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

Section 6: The Borough Administrator shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

Section 7: The Borough Administrator shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

Section 8: At least annually, the Borough Administrator shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Borough. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough’s web site.

Section 9: This resolution shall take effect immediately.

Section 10: A copy of this resolution shall be published in the official newspaper of the Borough in order for the public to be made aware of this policy and the Borough Council’s commitment to the implementation and enforcement of this policy.

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi				X

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on October 7, 2025.

Brecanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

General Complaint Procedure:

Any individual who observes alleged wrongdoing on the part of officials, employees, or volunteers associated with the Borough of Bloomingdale may report such action using this procedure. This includes any action the individual believes to constitute harassment, sexual harassment, or any other wrongdoing. Employees of the Borough shall follow the Employee Complaint Procedure. All other individuals including volunteers and members of the public may report the alleged wrongdoing to the head of the applicable department or volunteer organization, or, if they prefer, or do not think that the matter can be discussed with the head of the applicable department or organization, they should contact the Borough Administrator.

Reporting of such incidents is encouraged both when an individual feels that he or she is subject to such incidents, or observes such incidents in reference to other individuals. The report or complaint should be in writing, but individuals may make a verbal complaint at their discretion. If an individual has any questions about what constitutes harassment, sexual harassment, or any other workplace wrongdoing, they may ask their supervisor or one of the individuals listed above. All reports of harassment, sexual harassment, or other wrongdoing will be promptly investigated by a person who is not alleged to be involved in the alleged harassment or wrongdoing.

No individual will be penalized in any way for reporting a complaint. There will be no discrimination or retaliation against any individual who files a good-faith harassment complaint, even if the investigation produces insufficient evidence to support the complaint, and even if the charges cannot be proven. There will be no discrimination or retaliation against any other individual who participates in the investigation of a complaint.

If the investigation substantiates the complaint, appropriate corrective and/or disciplinary action will be swiftly pursued. Disciplinary action up to and including discharge will also be taken against individuals who make false or frivolous accusations, such as those made maliciously or recklessly. Actions taken internally to investigate and resolve harassment complaints will be conducted confidentially to the extent practicable and appropriate in order to protect the privacy of persons involved. Any investigation may include interviews with the parties involved in the incident, and if necessary, with individuals who may have observed the incident or conduct or who have other relevant knowledge. The complaining individual will be notified of a decision at the conclusion of the investigation within a reasonable time from the date of the report an incident.

**RESOLUTION NO. 2025-10.3
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**Resolution Requesting Approval of Items of Revenue and Appropriations
Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948)
*AAA Northeast – NJ Division of Highway Safety
Pedestrian Safety Enforcement Grant***

WHEREAS, the Governing Body (“Governing Body”) of the Borough of Bloomingdale (“Borough”) finds and declares that N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (“Director”), within the State of New Jersey Department of Community Affairs, may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Governing Body further finds and declares that N.J.S.A. 40A:4-87 provides that the Director may also approve the insertion of any item of appropriation for an equal amount; and

WHEREAS, the Governing Body further finds and declares that it is in the best interests of the citizens of the Borough to request approval of the insertion into the Borough’s 2025 Municipal Budget an item of revenue based upon a grant secured by the Borough from the State of New Jersey [NJ Division of Highway Safety];

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Bloomingdale in the County of Passaic, New Jersey, hereby requests that the Director of the Division of Local Government Services, approve the insertion of an item of revenue into the Borough’s 2025 Municipal Budget in the sum of \$1,120.00, which item is now available from the State of New Jersey Grant Funding; and

BE IT FURTHER RESOLVED that a like sum of \$1,120.00 be and the same is hereby

appropriated under the caption:

*Public and Private Revenues Offset with Appropriations
AAA Northeast – NJ Highway Safety
Pedestrian Safety Enforcement Grant*

AND BE IT FURTHER RESOLVED that the Chief Financial Officer will electronically file with the State of NJ in accordance with LFN 2014-11.

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi				X

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on October 7, 2025.

Brecanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

**RESOLUTION NO. 2025-10.4
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**APPROVAL OF CLAIM FOR PROPERTY TAX EXEMPTION FOR A DISABLED
VETERAN PER N.J.S.A. 54:4-3.30**

WHEREAS, N.J.S.A. 54:4-3.30 et seq. and N.J.A.C. 18:28-1.1 et seq. grants property tax exemptions on dwellings wholly or partial owned by disabled veterans, or their surviving spouse; and

WHEREAS, the Tax Assessor has received and approved a claim (form D.V.S.S.E.), effective July 1, 2025, for this property tax exemption from:

Claimant Name: Joseph Esposito
Property: Block 5060 / Lot 4
Address: 17 Main Street
Bloomingdale, NJ 07403

WHEREAS, it has been determined Joseph Esposito & holds legal title to 100% of 17 Main Street; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Bloomingdale that they hereby accept the Tax Assessor’s approval of the claim for a 100% property tax exempt for Joseph Esposito of 17 Main Street; and authorizes the Tax Collector to cancel taxes as appropriate.

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi				X

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on October 7, 2025.

Brecanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

**RESOLUTION NO. 2025-10.5
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC,
STATE OF NEW JERSEY AUTHORIZING REFUND OF OVERPAYMENT(S)**

WHEREAS, there appears on the tax records overpayments as shown below and the Tax Collector recommends the refund of such overpayment.

NOW, THEREFORE, BE IT RESOLVED that the proper officers be and they are hereby authorized and directed to issue checks refunding such overpayment as shown below:

REASON:

- | | |
|----------------------|-------------------------------|
| 1. Incorrect Payment | 6. Tax Appeal County Board |
| 2. Duplicate Payment | 7. Tax Appeal State Tax Court |
| 3. Senior Citizen | 8. 100% Disabled Veteran |
| 4. Veteran Deduction | 9. Replacement Check |
| 5. Homestead Rebate | 10. Tax Exempt |

Block/Lot	Name	Amount	Year	Reason
5069 / 5	Randy Onil Calvo 48 Knolls Road Bloomingdale, NJ 07403	\$2,930.59	Q3 2025	8
5060 / 4	Joseph Esposito 17 Main Street Bloomingdale, NJ 07403	\$2,927.67	Q3 2025	8

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi				X

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on October 7, 2025.

Breeanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

**RESOLUTION NO. 2025-10.6
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF
PASSAIC, STATE OF NEW JERSEY APPROVING AND AUTHORIZING A
SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF
BLOOMINGDALE AND THE COUTY OF PASSAIC FOR HI-SPEED INTERNET
SERVICES**

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq., allows for any local unit to enter into an agreement with any other local unit(s) to provide or receive any services that each local unit participating in the Agreement is empowered to provide or receive within its own jurisdiction, as set forth in N.J.S.A. 40A:65-4; and

WHEREAS, the County constructed a private fiber-optic network, offering technology services that converges voice data and radio communications onto a single infrastructure reducing the overall cost of information technology, allowing the County to offer, among other services, hi-

speed internet, wireless hot spots, and community web portals at a greatly reduced cost than private providers, saving money for interested municipalities and boards of education in Passaic County; and

WHEREAS, the County has been awarded a Local Efficiency Achievement Program Implementation Grant by the New Jersey Department of Community Affairs, Division of Local Government Services, in the amount of two hundred thousand dollars (\$200,000.00), to support shared services agreements for the provision of fiber-optic internet service at municipal facilities within participating municipalities; and

WHEREAS, the County and Borough of Bloomingdale wish to enter into a shared services agreement for the Borough to purchase hi-speed internet from the County, saving money for the municipality and providing a more secure hi-speed internet service for its municipal operations; and

WHEREAS, pursuant to N.J.S.A. 40A:65-5, the County and the Borough each adopted resolutions authorizing entry into this Agreement; and

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey as follows:

1. The Mayor and Borough Clerk are hereby authorized to execute a Shared Services Agreement with the County of Passaic for Hi-Speed Internet Services for a term of January 1, 2026 through December 31, 2030.
2. The Shared Services Agreement shall take effect upon the adoption of appropriate resolutions by all the parties thereto, and execution of agreements authorized thereunder as set forth in the Agreement.
3. A copy of this Agreement shall be maintained on file in the office of the Borough Clerk.
4. A copy of this Agreement shall be filed, for informational purposes, with the Department of Community Affairs, Division of Local Government Services, pursuant to the rules and regulations promulgated by the Division.

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi				X

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on October 7, 2025.

Breeanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

**RESOLUTION NO. 2025-10.7
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC AND STATE OF NEW JERSEY APPROVING AND AUTHORIZING A DEVELOPER’S AGREEMENT BETWEEN THE BOROUGH OF BLOOMINGDALE AND GJONI CONSTRUCTION, LLC

WHEREAS, Gjoni Construction, LLC obtained conditional approval of design waivers, variances, and site plans for property known as 120-124 Main Street, Block 5059, Lots 12, 13 & 14, which approvals were memorialized by Resolution of the Borough of Bloomingdale Planning Board (application number 715) and incorporated into the Developer’s Agreement by reference; and

WHEREAS, Gjoni Construction, LLC, is proceeding with such approvals in accordance with the applicable ordinances, rules and regulations of the Borough and its agencies; and

WHEREAS, Gjoni Construction, LLC and the Borough desire to enter into an agreement setting forth the rights, duties and obligations of the parties in connection with the approvals received; and

WHEREAS, the Borough and Gjoni Construction LLC have negotiated an acceptable Developer's Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute the attached Developer’s Agreement between the Borough of Bloomingdale and Gjoni Construction, LLC.
2. A copy of this resolution shall be provided to the Borough Planning Board and Gjoni Construction, LLC, for their information and guidance.
3. A copy of the Developer’s Agreement shall remain on file in the Borough Clerk’s office and available for public inspection.

This Resolution shall take effect immediately.

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi				X

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body of the Borough of Bloomingdale at an Official Meeting held on October 7, 2025.

Breeanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale