

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

November 3, 2023

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 8:07AM.

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

Official Roll Call: (taken by the Municipal Clerk)

In Attendance: Mayor John D'Amato
Councilman Dominic Catalano
Councilman Richard Dellaripa
Councilman John Graziano
Councilwoman Evelyn Schubert
Councilman Ray Yazdi (entered 8:22AM)

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

Excused: Councilwoman Dawn Hudson

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, 2023; 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.

EARLY PUBLIC COMMENT

Motion was made by GRAZAIANO to open the meeting for public comment; seconded by DELLARIPA and carried on voice vote all voting AYE. Since there was no public present GRAZIANO made a motion to close the meeting for public comment, seconded by DELLARIPA carried on voice vote, all in favor voting AYE.

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

Councilwoman Schubert

(Senior Committee, Library Board, BBYC & Tri-Boro First Aid Liaison):

- Library:
 - Paint & Sip, November 5th 1-5PM Firemen's Hall \$55
 - Will attending the Holiday Stroll on December 16th
 - Adult Craft November 29th 7PM Senior Center \$5
 - 2024 Events:
 - Designer Handbag bingo March 22nd
 - Dueling Pianos May 4th
- Seniors:
 - Event and lunch calendars available on website

- BBYC:
 - Salute to Service Game November 14th
 - See BBYC website for more information
- Tri-Boro:
 - No updates
- Additional:
 - Veterans Day at Sloan Park November 11th
 - BBCO – 147 sign ups for the toy drive, donation bins to be placed at Police Department & Borough Hall

Councilman, John Graziano (EDC Chairperson/Municipal Alliance Liaison)

- EDC
 - Thanksgiving Taste Testing Contest. Order menu items to support local businesses. Contest to run November 1-15, vote November 16-20
 - Holiday Stroll - Dec 16th 4PM-7PM
 - Window Decorating Contest for local businesses, discussion of certificate presentation to winning business
 - Success of the ‘Roundtable Discussion’ with business owners to generate great conversation to see how the Borough can support their business. Discussion of adding business incentives to the Welcome Packet
 - ‘Christmas Catalog’ showcases what local businesses are offering during the Holidays. Discussion of placing this on the Borough webpage along with links to the businesses
 - Adding local business websites to the Borough’s page

Business Administrator, Michael Sondermeyer:

- Provided the following updates:
 - *Hilltop Terrace Improvements are 99% complete*
 - *\$375,000 NJDOT Grant (Elm & Ann) (discussion of drainage issues)*
 - *2024 Budget preparation has begun, Administration/Finance to meet with Department Heads.*

Municipal Clerk, Breeanna Smith:

- Veteran’s Day celebration at Sloan Park 11/11 at 11AM
- Election Day 11/7

Mayor, John D’Amato:

- *Commending the efforts of the EDC and persistent engagement with our businesses. Mayor encouraged all local business to join the Borough in our events held at Sloan Park*

CONSENT AGENDA

(Adoption of Resolutions No. 2023-11.1 – 2023-11.2)

Motion: John Graziano

Second: Rich Dellaripa

Roll Call Vote: CATALANO (YES), DELLARIPA (YES), GRAZIANO (YES), SCHUBERT (YES), YAZDI (YES)

CONSENT AGENDA RESOLUTION:

**RESOLUTION NO. 2023-11.1
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

*Accepting, Approving and/or Adopting the Consent Agenda of the
November 3, 2023, Workshop 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:

- October 17, 2023 – Regular Meeting
- June 13, 2023 – Workshop Meeting

B. Resolution No. 2023-11.2: Accept Notice of Retirement (L. Daly)

Record of Council Vote on Passage

COUNCIL PERSON	AYE	NAY	Abstain	Absent	COUNCIL PERSON	AYE	NAY	Abstain	Absent
Catalano	X				Dellaripa	X			
Graziano	X				Schubert	X			
Hudson				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 November 3, 2023.

Breeanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

PENDING ITEMS

A. Second/Final Reading & Public Hearing:

Ordinance No. 38-2023: Ch. 7 Traffic (Prohibited Parking)

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

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

The Municipal Clerk read the following Ordinance by title:

**ORDINANCE NO. 38-2023
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 7 “TRAFFIC”, SECTION 7-11 “PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

WHEREAS, the Borough Code currently sets forth regarding areas throughout the Borough where parking is prohibited; and

WHEREAS, the Borough Police Department has recommended certain additional areas be included in the prohibited parking section of the Code; 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 7 “Traffic”, Section 7-11 “Parking Prohibited at All Times on Certain Streets” shall be amended to read as follows:

§7-11 PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS.

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street	Side	Location
Bailey Avenue	East	Easterly side of Bailey Avenue for

Name of Street	Side	Location
Bogue Drive	North	the first 100 feet from the intersection of Hamburg Turnpike From the intersection of Glenwild Avenue on the northern side of Bogue Drive, continuing in an easterly direction for a distance of 378 feet
Captolene Avenue	North	From Grove Street to Glenwild Avenue

Name of Street	Side	Location
Crane Avenue	North	From the point of its intersection with Glenwild Avenue to a point 50 feet west of Glenwild Avenue
Grove Street	West	From Captolene Avenue to Pleasant View Avenue
Hamburg Turnpike	East	Within 25 feet in either direction of the driveway entrance to the property commonly known as 237 Patterson Turnpike otherwise known as Block 19, Lot 2
Hamburg Turnpike	East	From the property line of 107 Hamburg Turnpike to the Southerly side, 103 feet easterly
Hillside Drive	North	From the intersection with Glenwild Avenue proceeding east on Hillside Drive North for a distance of 275 feet to the east side of number 12 Hillside Drive
Hillside Drive	Both	From the east side of number 12 Hillside Drive, proceeding east on Hillside Drive North for a distance of 310 feet to the east side of number 24 Hillside Drive
Hillside Drive	Both	From the east side of number 62 Hillside Drive, proceeding east on Hillside Drive North for a distance of 751 feet to the south side of 93 Hillside Drive

Name of Street	Side	Location
Hillside Drive	West	From the south side of number 93 Hillside Drive, proceeding south of Hillside Drive East for a distance of 390 feet to the north side of Reeve Avenue Intersection
Hillside Drive	West/North	From a point 100 feet south of the south side of number 124 Hillside Drive, proceeding south on Hillside Drive East and west on Hillside Drive South for a distance of 262 feet to a point 70 feet east of the east side of number 134 Hillside Drive
Hillside Drive East	Both	Proceeding north from the Reeve Avenue extension and continuing on Hillside Drive North to Glenwild Avenue (Specifically

Name of Street	Side	Location
		omitted from this section are Hillside Drive East south of the Reeve Avenue extension continuing on Hillside Drive South to its end, all of Hillcrest Avenue and all of Cook Court)
Leary Avenue	East	Between Main Street and a point 140 feet northerly thereof
Leary Avenue	West	Between Main Street and a point 240 feet northerly thereof
Main Street	South	From the westerly corner of the driveway of 53 Main Street, continuing in a westerly direction for a distance of 12 feet

Name of Street	Side	Location
Paterson-Hamburg Turnpike	South	From the projection of the westerly curblineline of Union Avenue 200 feet west along Paterson-Hamburg Turnpike and from the projection of the easterly Union Avenue curblineline east along Paterson-Hamburg Turnpike for a distance of 100 feet
Paterson-Hamburg Turnpike	North	For a distance of 200 feet east of the easterly curblineline of Union Avenue and 200 feet west of the westerly curblineline of Union Avenue
Pleasant View Avenue	South	From Grove Street to Valley View Avenue
Pleasant View Avenue	North	From Valley View Avenue to Reeve Avenue
Pleasant View Avenue	South	From Valley View Avenue to Reeve Avenue
Reeve Avenue	West	From Main Street to Oak Street
Reeve Avenue Extension	Both	Between Andrew Place and Hillside Drive
Ryerson Avenue	Both	Within a distance of 50 feet from its intersection with Main Street
Second Street	South	60 feet from Hamburg Turnpike
Star Lake Road	East	From Hamburg Turnpike to Webber Street
Sunrise Drive	Both	Entire length

Name of Street	Side	Location
Vreeland Avenue	North	Between William Street to 75 Vreeland Avenue
Vreeland Avenue	South	Between 75 Vreeland Avenue to Sophia Street
Walter Drive	Cul-de-sac/ turn-around only	Entire length of the cul-de-sac/turn around only

All other portions of this Chapter not addressed herein 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 YAZDI made a motion to open the Public Hearing for comment; seconded by DELLARIPA and carried on a voice vote all voting AYE. Since no public was present YAZDI made a motion to close the public hearing; motion was seconded by DELLARIPA and carried on voice vote all members voting AYE; none were opposed.

Discussion:

Mayor noted there are blind spots at certain intersections that needed to be addressed with no parking for safer roadways. This was reviewed with the Traffic Bureau.

Adoption:

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

NEW BUSINESS

A. Adoption of Resolution No. 2023-11.3: Transfer of Appropriations

Motion: Dominic Catalano

Second: Ray Yazdi

Roll Call Vote: GRAZIANO (YES), SCHUBERT (YES), YAZDI (YES), CATALANO (YES), DELLARIPA (YES)

B. Adoption of Resolution No. 2023-11.4: Designating Block 5105, Lots 14.01, 53, 55, 58, 59 And 61 As An Area In Need Of Non-Condemnation Redevelopment

Motion: John Graziano

Second: Rich Dellaripa

Roll Call Vote: SCHUBERT (YES), YAZDI (YES), CATALANO (YES), DELLARIPA (YES), GRAZIANO (YES)

C. Introduction of Ordinance No. 39-2023: Amend Ch. 24 Environmental Regulations (Privately Owned Salt Storage)

A motion was made by YAZDI to introduce the Ordinance by title; second and final reading/ public hearing will be on December 19, 2023 at 7PM; the motion was seconded by CATALANO and carried on the following voice vote: all members present voting AYE, in favor; none were opposed.

The Municipal Clerk read by Title:

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, STATE OF NEW JERSEY, AMENDING CHAPTER 24, ENVIRONMENTAL REGULATIONS, OF THE BOROUGH CODE TO ADOPT NJDEP-MANDATED REGULATIONS FOR PRIVATELY OWNED SALT STORAGE

D. Introduction of Ordinance No. 40-2023: Amend Ch. 92 Zoning (Misc uses)

A motion was made by YAZDI to introduce the Ordinance by title; second and final reading/ public hearing will be on December 19, 2023 at 7PM; the motion was seconded by CATALANO and carried on the following voice vote: all members present voting AYE, in favor; none were opposed.

Discussion: Councilman Catalano, (Planning Board Liaison member) noted the board

The Municipal Clerk read by Title:

**AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE
COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING
CHAPTER 92 “ZONING”, ARTICLE V “REGULATIONS GOVERNING
CERTAIN USES”, SECTION 92-26 “MISCELLANEOUS USES” OF THE CODE
OF THE BOROUGH OF BLOOMINGDALE**

LATE PUBLIC COMMENT:

Motion to Open: Rich Dellaripa

Second: Ray Yazdi

no public comments were made

Motion to Close: Ray Yazdi

Second: John Graziano

GOVERNING BODY SCHEDULE

A. Regular Meeting – November 21, 2023 7 PM

B. Regular Meeting – December 19, 2023 7 PM

ADJOURNMENT:

Since there was no further business to be conducted, GRAZIANO moved to adjourn at 8:34AM; seconded by CATALANO and carried on voice vote with all Council Members voting AYE.

Breeanna Smith, RMC
Municipal Clerk

NOVEMBER 3, 2023 RESOLUTIONS:

**RESOLUTION NO. 2023-11.2
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION ACKNOWLEDGING NOTIFICATION OF RETIREMENT – LINDA DALY PART TIME DISPATCHER

WHEREAS, the Chief of Police and Borough Administrator of the Borough of Bloomingdale, have received formal written notification dated October 21, 2023 from Linda Daly that she plans to submit an application for Retirement Allowance to the New Jersey Division of Pensions and Benefits on or before January 1, 2024; and

NOW, THEREFORE, BE IT RESOLVED, that the notice of resignation/retirement of Linda Daly effective January 1, 2024 has been filed with the Borough Administrator and the Borough extends gratitude to her for her dedicated service to the Borough of Bloomingdale Police Department.

**RESOLUTION NO. 2023-11.3
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

Authorizing the Transfer of 2023 Appropriations

WHEREAS, Title 40A:4-58 provides that should it become necessary during the last two months of the fiscal year to expend for any of the purposes specified in the budget an amount in excess of any respective sums appropriated therefore and there shall be an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation, the Governing Body may by resolution setting forth the facts adopted by not less than 2/3 vote of the full membership thereof, transfer the amount of such excess of those appropriations deemed to be insufficient; and

WHEREAS, the Governing Body further finds and declares that the Treasurer has determined that the following transfers are both necessary and appropriate; and

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Bloomingdale that the Borough Treasurer is hereby authorized to make the following transfers in the FY2022 Budget.

From:		
Engineering OE		\$ 15,000.00
Building Dept OE		\$ 5,000.00
TOTAL		\$ 20,000.00
To:		
Other Professional Services		\$ 10,000.00
Webmaster		\$ 10,000.00
TOTAL		\$ 20,000.00

**RESOLUTION NO. 2023-11.4
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, STATE OF NEW JERSEY, DESIGNATING BLOCK 5105, LOTS 14.01, 53, 55, 58, 59 AND 61 AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT

WHEREAS, the Borough Council of the Borough of Bloomingdale authorized the Borough of Bloomingdale Planning Board by Resolution 2023-1.104, supplemented by Resolution 2023-3.34, to conduct a preliminary investigation to determine if an area encompassing Block 5105, Lots 14.01, 53, 55, 58, 59 and 61 (the “Study Area”) constitutes an “area in need of redevelopment” as defined under the New Jersey Local Redevelopment Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 *et seq.*; and

WHEREAS, in order to undertake this task, the Borough retained Kyle McManus Associates, LLC, to assist the Planning Board in this effort by undertaking an investigation and preparing a report for the Planning Board’s review within the context of a “non-condemnation” redevelopment procedure; and

WHEREAS, Kyle McManus Associates, LLC produced a report, dated October 24, 2023, which included a map of the Study Area, and which was circulated to the members of the Planning Board and provided to the public in accordance with the time and other notice provisions of the LRHL; and

WHEREAS, the McManus Report provided detailed information regarding the Study Area and the applicable statutory criteria required to be evaluated, based on which information the Report concluded that the Study Area, in fact, affirms the LRHL criteria to enable the Board to recommend to the Borough Council that an Area in Need of Redevelopment designation is warranted; and

WHEREAS, the Board established a hearing date for its consideration of the preliminary investigation and provided notice in accordance with the LRHL of its intended meeting for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is an area in need of redevelopment; and

WHEREAS, the Board held its hearing on October 18, 2023, at which time it was established that notice under the LRHL was properly provided, published and served in accordance with the LRHL; and

WHEREAS, at the public hearing, the Board accorded to all members of the public the opportunity to offer their comments respecting the Study Area, which comments were made part of the public record; and

WHEREAS, by Resolution adopted October 25, 2023, the Board recommended to the Borough Council that the Study Area be determined to meet the criteria under the LRHL as an area in need of redevelopment; and

WHEREAS, the Borough Council received the Resolution of the Board and the recommendations contained therein; and

WHEREAS, the Borough Council has reviewed the McManus Report and Resolution of the Planning Board dated November 1, 2023; and

WHEREAS, the Council finds, consistent with the Board’s recommendation, that the LRHL criteria for determination of an area in need of redevelopment are indeed affirmed with regard to the Study Area, specifically, the criteria as set forth in N.J.S.A. 40A:12A-5c; and

WHEREAS, the Borough of Bloomingdale has long desired the Study Area to be developed for affordable housing and the findings of the McManus Report and Planning Board Resolution support that intent.

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

1. Based upon the facts and findings of the McManus Report and the Planning Board Resolution dated November 1, 2023, all made in accordance with N.J.S.A. 40A:12A-6, the Borough Council of the Borough of Bloomingdale does hereby declare the following parcels of land known and described on the Tax Maps of the Borough of Bloomingdale to be an area in need of redevelopment: Block 5105, Lots 14.01, 53, 55, 58, 59 and 61.

2. The Borough of Bloomingdale intends to use all of those powers provided by the Legislature for use in a redevelopment area, with the exception of the power of eminent domain, with respect to the above-designated properties.

3. The Borough Clerk shall serve, by certified mail, return receipt requested, a copy of this Resolution upon the owners of the above-mentioned lots, as well as any person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent.

4. Kyle McManus Associates, LLC is hereby requested and authorized to prepare a redevelopment plan for the properties designated by this Resolution as an area in need of non-condemnation redevelopment, which plan may include adjacent properties previously designated as areas in need of redevelopment or areas in need of rehabilitation.

This Resolution shall take effect immediately.