

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

June 17, 2025

The Regular 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 Administrative Assistant)

In Attendance: Mayor John D’Amato
Councilman David Bronkhurst
Councilman Dominic Catalano
Councilman John Graziano
Councilwoman Dawn Hudson
Councilwoman Evelyn Schubert
Councilman Ray Yazdi

Administrative Assistant, Aimee Greenspan
Business Administrator, Michael Sondermeyer
Borough Attorney, Fred Semrau

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.

REQUEST FOR MOTION

Motion was made by HUDSON authorizing Administrative Assistant Aimee Greenspan to temporarily serve as Municipal Clerk for the council meeting; seconded by YAZDI and carried on voice vote all voting AYE.

EARLY PUBLIC COMMENT

Motion was made by HUDSON to open the meeting for public comment; seconded by YAZDI and carried on voice vote all voting AYE.

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

- How much taxes would go up.

Since there was no one who wished to speak YAZDI 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):

- Fireworks June 28th – 6 p.m. – Walter T. Bergen
- Library Board of Trustees
 - Reading programs started June 16th – register before June 28th for special raffle
 - Pocketbook Bingo - Fri. July 11th - doors at 5:30 p.m. & starts at 7 p.m. - \$40 for 15 sheets (3 games per sheet)
 - Summer Session Story Times:
 - 0 to 24 months. – Mon. 10:30 a.m.
 - 2-5 yrs. – Tues. And Thurs. (Thurs. w/ guest reader) 10:30 a.m.
 - Sat. story times in July TBD
 - Summer Kickoff Event - Howling Woods with animals June 26th @ 4:30 p.m. – register in advance
 - Learn to play mahjong – 2 p.m. Thursday afternoons – registration req.
 - Rosemary – Speaking from the spirit world – Thurs. July 17th at 7 p.m. in Council Chambers – Register in advance
- Tri-Boro First Aid Squad
 - Calls YTD 812
 - May 177 last May 141
 - Beefsteak Apr. 2026
 - About 5 new volunteers started
- Senior Advisory Committee/Center:
 - June 19th – Casa Bianca restaurant
 - For events, contact Pat
 - June 26th – The Little Mermaid
 - July 17th – Le Greci's Staten - \$78
 - Day trip to ? Farms – July 25th - \$70 – includes homemade pasta
 - Clubs: Golden Age – Walking Club @ 9 – Line Dancing – more listed in calendar online

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

- Sloan Park Festival – Aug. 16th (RD Aug. 17th)
- Ordinance review – solid waste might change
- Vendors for Celebration Day are still being accepted
- There is a new business opening

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

- Public Events updated on the website and social media
- Walking path closes at 2 p.m. on the day of the fireworks
- 4th of July – Borough closed/no garbage pickup
- RAVE alert program allows to opt in for OEM, senior center, weather alerts, public events, etc. Go to Borough website to sign up.

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

Councilman, David Bronkhurst (BOE liaison, Ordinance Review Committee Member) *no report*

Councilman, Dominic Catalano (BEC liaison, Recreation liaison, Planning Board member) *no report*

Business Administrator, Michael Sondermeyer

- Catherine and Bailey work done.

Borough Attorney, Dawn Sullivan: *no report*

Mayor John D'Amato:

- Bogue park grand opening had a great turnout – multiple grants used
- Tree was dedicated to Elias
- Sydney Hopper plaque was updated

- Christopher Delpan – little library replaced and reset
- Next project is to replace Delazier Field w/open space grant and recreation grant - \$180,000 given from the county already

CONSENT AGENDA

(Adoption of Resolutions No. 2025-6.5 – 2025-6.15)

Motion: Dawn Hudson

Second: Ray Yazdi

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

RESOLUTION NO. 2025-6.5
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE

Accepting, Approving and/or Adopting the Consent Agenda of the
June 17, 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 Fire Department Member: Ryan West
- B. Resolution No. 2025-6.6: 2025 Estimated Tax Bills
- C. Resolution No. 2025-6.7: NJDOT Municipal Aid Grant
- D. Resolution No. 2025-6.8: Revised ABC Transfer (Sal Pagliarulo)
- E. Resolution No. 2025-6.9: Millennium Strategies (Firehouse Subs Grant)
- F. Resolution No. 2025-6.10: Tax Lien Redemption
- G. Resolution No. 2025-6.11: Renewal of ABC Liquor License (KRIOS)
- H. Resolution No. 2025-6.12: Authorizing Settlement Agreement
- I. Resolution No. 2025-6.13: Declaring an Emergency (Main and Union)
- J. Resolution No. 2025-6.14: Declaring an Emergency (Main and Wallace)
- K. Resolution No. 2025-6.15: Declaring an Emergency (Reeve)

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

PENDING BUSINESS

- A. Second/Final Reading & Public Hearing:
Ordinance No. 15-2025: Authorizing Sale of Property known as Block: 5105 Lot 14.01

*The Mayor stated that this ordinance would be tabled due to the contract not being signed yet. The draft needs to be brought to the governing body first in executive session.

Motion to table until Tuesday, June 24th special meeting: Dominic Catalano
Second: David Bronkhurst

The Administrative Assistant, Aimee Greenspan, read the Public Notice statement:

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

The Administrative Assistant read the following Ordinance by title:

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY AUTHORIZING THE SALE OF PROPERTY KNOWN AS BLOCK 5105, LOT 14.01

Public Hearing:

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

Linda Huntley – 86 Van Dam Avenue, Bloomingdale

Made the following inquiries:

- How much the town would be getting from the sale and stated it should be more
- How the town is paying off debt.
- Flooding on Van Dam if neighbors don't keep it clear

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

B. Second/Final Reading & Public Hearing:

Ordinance No. 16-2025: Amending the Meer Tract Redevelopment Plan

The Administrative Assistant, Aimee Greenspan, read the Public Notice statement.

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

**ORDINANCE NO. 16-2025
OF THE GOVERNING BODY
OF THE BOROUGH OF BLOOMINGDALE**

AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, STATE OF NEW JERSEY, AMENDING THE MEER TRACT REDEVELOPMENT PLAN

WHEREAS, based upon the facts and findings of a study conducted of Block 5105, Lots 14.01, 53, 55, 58, 59 and 61 (the “Redevelopment Area), all made in accordance with N.J.S.A. 40A:12A-6, the Borough Council, after considering the Planning Board’s comments, adopted Resolution #2023–11.4 declaring Block 5105, Lots 14.01, 53, 55, 58, 59 and 61 an area in need of redevelopment on November 3, 2023; and

WHEREAS, the Borough adopted a Redevelopment Plan for the area, referred to as the Meer Tract Redevelopment Plan, on August 20, 2024; and

WHEREAS, the Borough finds that amendments are necessary to provide additional flexibility so as to ensure the Redevelopment Area’s vibrancy and feasibility; and

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

SECTION 1. The Amended Redevelopment Plan, attached here to as exhibit a and made part of hero of, is hereby approved pursuant to N.J.S.A. 40A:12A–7.

SECTION 2. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are, to the extent of such inconsistency hereby repealed.

SECTION 3. In case, for any reason, any section or provision of this ordinance shall be held to be unconstitutional or invalid. The same shall not affect any other section or provision of this ordinance, except so far as the section or provision so declared, unconstitutional or invalid shall be severed from the remainder or any portion thereof.

SECTION 4. This Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

ATTEST:

BOROUGH OF BLOOMINGDALE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

Breeanna Smith, Clerk

By: _____
John D’Amato, Mayor

*******REDEVELOPMENT PLAN TO BE ADDED TO APPROVED MINUTES**

ADOPTED: JUNE 17, 2025

APPROVED:  MAYOR

DATE: 6/17/2025

ATTEST:  MUNICIPAL CLERK

Ordinance No. 16-2025
Introduced: May 6, 2025
Adoption: June 17, 2025

**ORDINANCE NO. 16-2025
OF THE GOVERNING BODY
OF THE BOROUGH OF BLOOMINGDALE**

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ATTEST:


Breeanna Smith, Clerk

BOROUGH OF BLOOMINGDALE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

By:  John D'Amato, Mayor



An architectural rendering of a modern multi-story residential and commercial development. The building features a mix of brick, concrete, and large glass windows. Ground-floor units are labeled 'CAFE', 'RESTAURANT', and 'BLOOMINGDALE'. The building has multiple balconies with plants and people. In front of the building is a paved plaza with trees, a small fountain, and people walking. A parking lot with several cars is in the foreground, separated from the plaza by a low hedge. The sky is a warm, orange-hued sunset or sunrise.

MEER TRACT



REDEVELOPMENT PLAN

BLOCK 5105 LOTS 14.01, 53, 55, 58, 59, 61

BOROUGH OF BLOOMINGDALE NJ

Draft May 1, 2025 Amendment
to the August 20, 2024 Redevelopment Plan

MEER TRACT REDEVELOPMENT PLAN

BLOCK 5105 LOTS 14.01, 53, 55, 58, 59, 61

BOROUGH OF BLOOMINGDALE BOROUGH COUNCIL

John D' Amato, Mayor
Dominic Catalano
John Graziano
Dawn Hudson
Richard Dellaripa
Evelyn Schubert
Ray Yazdi

BOROUGH OF BLOOMINGDALE PLANNING BOARD

John D' Amato, Mayor
Mark Crum
Dominic Catalano
William Steenstra
Craig Ollenschleger
William Graf
Pete Croop
Ed Simoni
Barry Greenberg
Robert Lippi, Alternate
Margaret Covert, Alternate
Wayne Hammaker, Alternate
Brian Guinan, Alternate

Fred Semrau, Borough Attorney
Thomas Boorady, Borough Engineer
Elizabeth McManus, PP AICP LEED AP, Planning Board Planner

Prepared for the Borough of Bloomingdale by:



Elizabeth K. McManus, PP, AICP, LEED AP
New Jersey Licensed Planner #5915



Brett L. Harris, PP AICP
New Jersey Licensed Planner #650100

TABLE OF CONTENTS

INTRODUCTION.....	1
STATUTORY AUTHORITY AND PROCESS.....	1
REDEVELOPMENT PLAN OBJECTIVES.....	3
APPLICABILITY & RELATIONSHIP TO THE LAND USE ORDINANCE.....	4
GENERAL PROVISIONS.....	5
RELATIONSHIP TO PLANNING & OBJECTIVES	3027
APPENDIX A - <u>Example</u> Concept Plan	
APPENDIX B - <u>Example</u> Building Renderings	

INTRODUCTION

This Redevelopment Area was designated as a “Non-Condemnation” Redevelopment Area, on November 3, 2023, through Resolution 2023-11.4 by the Borough Council.

The Redevelopment Area consists of 6 lots, approximately 45.3-acres (note that the tax maps indicate this area is 45.175-acres), located on Union Avenue, also known as County Route 511, northwest of the Van Dam Avenue intersection, and adjacent to Block 5105, Lot 51, where the Borough’s DPW and Fire Department buildings (Block 5105, Lot 50) are located. These Borough Lots are in the P Public Use and Reservoir District. The majority of the Area is located in the AH District with the AH-1 Affordable Housing Overlay District, and remaining areas are in the R-20-U Professional and Business Offices District, and the B-1-A Commercial District.

A majority of the Redevelopment Area consists of Lot 14.01, the southernmost and largest parcel in the Area. The lot is vacant, occupies a majority of the Redevelopment Area, and has limited frontage on Union Avenue. The remaining lots (Lots 53, 55, 58, 59 and 61) in the Redevelopment Area are occupied by single family residential uses (with the exception of Lot 55 which is vacant) with frontage on Union Avenue, with lot sizes varying from .38-acres to 1.38-acres (note that the tax maps indicate the lot size range is .31 to 1.23-acres).

The Redevelopment Plan provides the policy and regulation for revitalization of Block 5105 Lots 14.01, 53, 55, 58, 59 and 61 to a mix of uses including residential, commercial, retail, office, and industrial development.

This Redevelopment Plan is an amendment to the August 20, 2024 adopted Redevelopment Plan.

STATUTORY AUTHORITY AND PROCESS

Under New Jersey’s LRHL, municipalities are empowered to determine whether an area is in need of redevelopment, to adopt a redevelopment plan, and to implement redevelopment projects. The statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise these powers lawfully. This process is summarized below:

1. The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of the LRHL.
2. The planning board must then prepare a map showing the boundaries of the Redevelopment Area and the location of the various parcels therein.
3. The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated

action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution.

4. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
5. Upon designation, the planning board or governing body then authorizes preparation of a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
6. The redevelopment plan is adopted by the Governing Body by ordinance after introduction, referral to the Planning Board, and a public hearing. The adopted redevelopment plan may supersede the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

This report meets the requirement listed under step 5, above, for a Redevelopment Plan and provides the Planning Board and Borough Council the framework for the land development of the area.

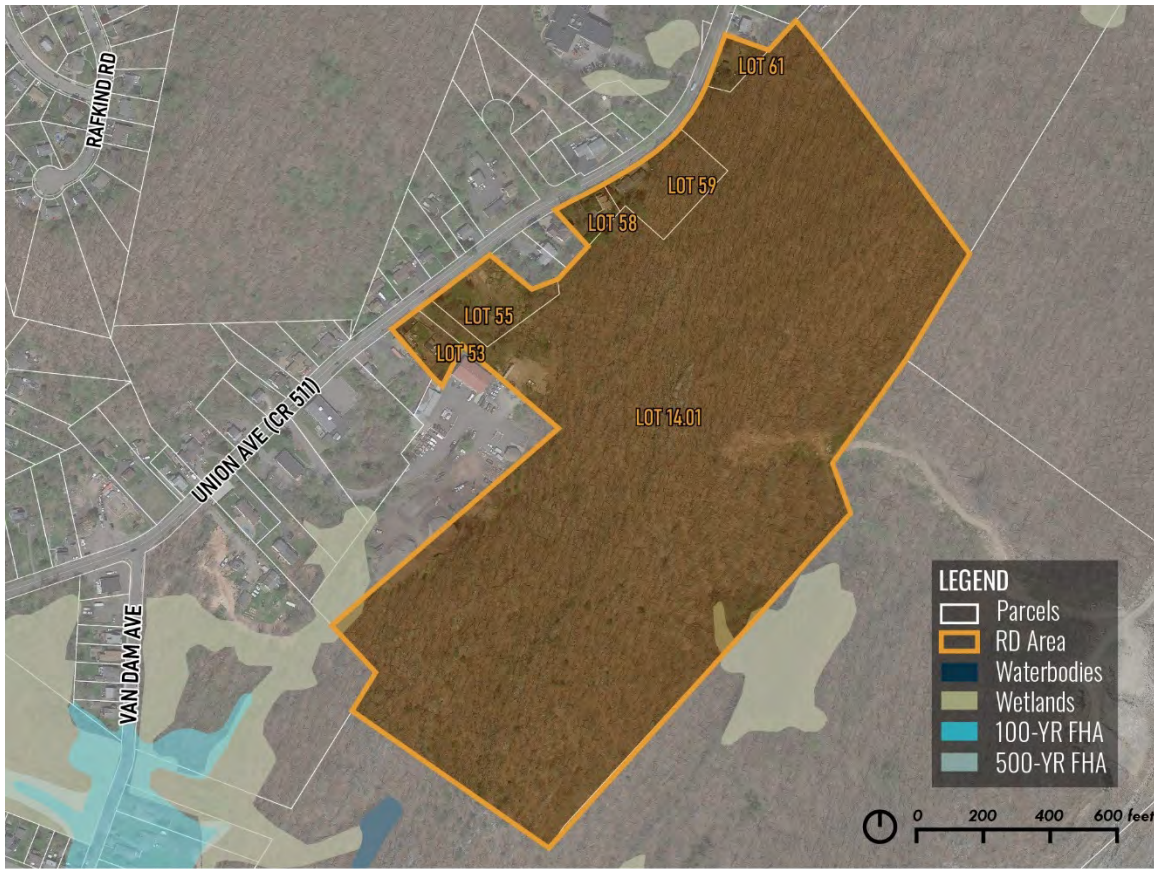
Only after completion of this public process is a municipality able to exercise the powers granted under the LRHL for areas in need of redevelopment. These powers include but are not limited to:

- Acquire land or building identified for redevelopment acquisition in the redevelopment plan through lease, purchase, or eminent domain.
- Offer long-term tax abatements and exemptions for a period of up to 30 years from the completion of the project, or not more than 35 years from the execution of the financial agreement between the municipality and the urban renewal entity.
- Clearing an area, install, construct, or reconstruct streets, facilities, utilities, and site improvements.
- Negotiating and entering into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work.
- Making loans to redevelopers to finance any project or redevelopment work.
- Entering buildings or property to conduct investigations or make surveys; contracting with public agencies for relocation of residents, industry, or commerce.
- Enforcing laws, codes and regulations relating to use and occupancy; repairing, rehabilitating, demolishing, or removing buildings.
- Exercising other powers, including the power to do all things necessary or convenient to carry out its plans.

REDEVELOPMENT PLAN OBJECTIVES

The Meer Tract Redevelopment Plan is intended to provide a framework for the redevelopment of the area. This Redevelopment Plan is guided by the following objectives:

1. Encourage development of a property, which has suffered multiple failed development attempts over more than two decades, for the purpose of meeting a portion of the Borough's affordable housing obligation as well as economic development goals.
2. Create diverse housing opportunities in the form of multi-family residential development that accommodates a mix of incomes and household sizes.
3. Satisfy the portion of the Borough's third round affordable housing obligation assigned to this site.
4. Foster economic development within the Borough through mixed-use development for residential, commercial, retail, office, and industrial uses.
5. Create a unique sense of place that is sensitive to the surrounding land uses, while meeting the needs of the larger community.
6. Revitalize vacant parcels with new uses and development options that better respond to market conditions appropriate for the site.
7. Enhance the public realm through ground floor retail uses and street furniture creating a vibrant social space anchored by mixed use development.
8. Develop mixed-use development for residential, commercial, retail, office, and industrial uses to support the State, regional and local economies.



REDEVELOPMENT AREA MAP

Block 5105: Lots 53, 55, 58, 59, 61, & 14.01 | Borough of Bloomingdale, Passaic County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIN Statewide Parcels 2022; NJDEP 2015 LULC; NFHL Flood Hazard Area; NJ Highlands Council 2012 Slopes. This is a secondary data product and is not State verified or authorized.

APPLICABILITY & RELATIONSHIP TO THE LAND USE ORDINANCE

The Redevelopment Plan promotes revitalization of Block 5105 Lots 14.01, 53, 55, 58, 59 and 61. The Redevelopment Plan shall be an overlay zone and does not repeal the underlying existing zones. The standards of this Redevelopment Plan shall supersede the zoning provisions of the Borough's Zoning Ordinance; to the extent a conflict between this Redevelopment Plan and the Borough's Zoning Ordinance exists, this Redevelopment Plan controls. Where the regulations and standards of the Redevelopment Plan are silent, the standards of the Land Use Ordinance shall apply to the redevelopment areas as permitted by N.J.S.A. 40A:12A-7.a(2). The following provisions from the Borough Code shall not apply to this Redevelopment Area:

1. Chapter 32 – Soil and Soil Removal
2. The following sections of Chapter 69 shall not apply: §69-31(B), §69-31(G)(5), and §69-66.



3. Chapter 92 - Article II Zone Boundaries
4. Chapter 92 - Article III Primary Zone Regulations
5. Chapter 92 - Article IV Supplementary Lot, Height and Yard Requirements.
6. The following sections of Chapter 92 - Article V Regulations Governing Certain Uses, shall not apply: §92-19 (Amusement and Recreational Facilities), §92-20(C) (Nursery school and day care location regs), §92-22 (Parking, loading and automotive services), §92-23 (Animal hospitals, kennels and pounds), §92-24 Conditional uses for animal hospitals, vets, kennels and animal day care centers), §92-26(B) (Home Occupations), (C) (Outside storage), and (F) (Temporary Tract Office) (Misc. Uses).
7. The following terms contained in §92-43 shall not apply: Bakery, Basement, Building, Building Group, Building Height Definition, Grade Plane, and Story.

The zoning map of the Borough of Bloomingdale shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect this new classification.

GENERAL PROVISIONS

REDEVELOPMENT AUTHORITY

The Borough Council shall act as the “Redevelopment Entity” pursuant to *N.J.S.A. 40A:12A-4.c* for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Borough Council shall have the powers set forth in *N.J.S.A. 40A:12A-8* to effectuate all its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

EFFECT OF REDEVELOPMENT AGREEMENT

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for development to the Bloomingdale Planning Board in accordance with the terms of a Redevelopment Agreement and Redevelopment Plan, among other rights that may be granted by the Borough Council. Nothing herein shall prevent the Borough Council from amending the Redevelopment Plan as it sees fit prior to the execution of a Redevelopment Agreement. The Borough Council may amend the Redevelopment Plan following the execution of the Redevelopment Agreement provided it is upon the written consent of the redeveloper.

ACQUISITION OF PROPERTY

No property in the Redevelopment Area is proposed to be acquired by public entities as part of this Redevelopment Plan.

RELOCATION PROVISIONS

There are a total of four single family homes located within the Redevelopment Area on Block 5105 Lots 53, 58, 59, and 61, all of which are owned by the Redeveloper with the exception of Lot 53. All of the single family homes are vacant. The local housing market includes adequate housing, both for sale and rent, to accommodate relocation of the tenants/residents of said housing units.

APPLICATION FOR DEVELOPMENT

The application for development shall include a preliminary major site plan that includes the entirety of the Redevelopment Area, with the exception of Block 5105, Lot 53. An applicant may obtain final site plan approval for individual phases of the project, such as, the residential phases and/or the commercial/industrial component, notwithstanding Section 69-34. The order in which final site plan approval is sought and redevelopment occurs shall not be limited by this Plan.

Rock extraction (with no rock to be crushed on-site) shall be permitted from the area of the industrial building, access drive, and Building 1., as regulated by §92-61.1. The redeveloper shall be responsible for obtaining any applicable permits from other governmental agencies. Such rock extraction shall be transported off-site to the Tilcon Quarry in accordance with the Stone Agreement between the Borough and Tilcon, which has since been assigned to the redeveloper by the Borough.

Only a party designated by the Borough of Bloomingdale as the designated redeveloper shall be permitted to develop and/or redevelop the Property, which designation shall be accomplished with a Redevelopment Agreement between the Borough and the redeveloper. No party may seek or obtain site plan or subdivision approval related to any portion of the Redevelopment Area without first having been designated as the designated redeveloper by the Borough. The Planning Board may not consider an application for site plan or subdivision approval nor grant site plan or subdivision approval for the Redevelopment Area unless the Applicant is the designated redeveloper as designated by the Borough.

DEVIATION REQUESTS

Development applications for the Redevelopment Area shall be reviewed and approved by the Planning Board under normal subdivision and site plan review procedures as found in N.J.S.A. 40:55D-1 et seq., and those found within Borough's Land Development Ordinances. Any application for a deviation pursuant to N.J.S.A. 40:55D-70 from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the requirements of public notice as set forth in the Local Redevelopment and Housing Law (*N.J.S.A. 40:55D-12a and b.*) and the Municipal Land Use Law (*N.J.S.A. 40:55D.*) The Bloomingdale Borough Planning Board may apply conditions of approval which the Board deems appropriate. The Planning Board may

grant design exceptions as well as deviations from the regulations contained within this Redevelopment Plan that are “c” variances pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-70c). The Planning Board may also grant exceptions or waivers in accordance with N.J.S.A. 40:55D-51. Deviations from Sections A (Permitted Principle Uses), B (Prohibited Uses), and C (Accessory Uses and Structures) of this Redevelopment Plan shall be “d” variances. Deviations from Sections D (Site Design and Bulk Regulations), E (Parking and Vehicle Circulation) and F (Pedestrian and Bicycle Circulation) of this plan shall be “c” variances, whereas any deviations from other sections shall be exceptions. Any deviation that constitutes a “d” variance pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-70d) from the Redevelopment Plan shall be permitted only by means of an amendment of the Redevelopment Plan, at the discretion of the Borough.

At the discretion of the Borough’s and/or Planning Board professionals and subject to the Borough Administrator’s written consent, administrative changes and/or non-material deviations from an approved final site plan may be permitted within the Redevelopment Area where changes result from changes in commercial tenants and/or occupancy, changes in minimum square foot requirements, and other deviations, which include but are not limited to, those dealing with landscaping, drainage, lighting, signage, awnings, façade design, color changes, and any other activity that constitutes normal maintenance or replacement, such as a new roof, painting, new siding or similar activity.

TECHNICAL SUBDIVISION

For the purpose of allowing the development of the site as one overall property, even if various portions are under the legal control of disparate owners, the Redevelopment Plan allows for technical/economic subdivisions. The subsequent subdivision of individual lots within the development site is permitted, provided that the lots are created in conformance with an approved overall preliminary development site plan, do not cause the overall development to exceed the standards set forth herein, and the subdivided parcel has received final site plan approval.

So long as the overall approved development had preliminary site plan approval, there shall be no limitation on maximum building and structure coverage requirements for individual lots. Area, yard, building, loading and parking requirements contained in this Redevelopment Plan and approved on the final site plan shall not apply to the subdivided lot. A lot need not front on a public or private street, and no minimum distances between individual buildings are required.

The intent of this provision is to permit individual buildings to exist on separate lots. However, each subdivided lot and any proposed improvement on that lot shall be subject to and may only be improved in accordance with this Redevelopment Plan and shall not cause the overall development to conflict with the standards set forth herein.

REDEVELOPMENT REGULATIONS

The Redevelopment Plan provides the policy framework and regulation for the revitalization of the Meer Tract Redevelopment Area.

A. PERMITTED PRINCIPAL USES

1. Residential Buildings:

- a. Multi-family residential dwellings, including market rate, and affordable dwelling units, as well as age-restricted dwellings.

2. Mixed-use Buildings:

- a. Multi-family residential dwellings, including market rate, age-restricted, and affordable dwelling units.
- b. Professional and/or business offices.
- c. Medical offices.
- d. Retail sales and services, such as but not limited to, convenience stores, pharmacies, stores selling groceries, clothing, shoe, cigars (including sales and/or lounges), baked goods, electronics, furniture, carpeting, hardware, liquor, flowers, music, and/or books.
- e. Restaurants, including fast food establishments.
- f. Indoor recreation uses that provide amusement and recreation, such as but not limited to arcades, theaters, and bowling alleys.
- g. Health and fitness facilities, such as but not limited to, health clubs dance and martial arts studios.
- h. Personal services, such as barbers, beauty salons, dry cleaners, laundry services, tailors, spas.
- i. Child care and day care facilities.
- j. Professional training and tutoring, which may include public or private schools for school age children.
- k. Veterinary offices and animal hospitals directly related to medical care (excludes boarding and animal daycare facilities).
- l. Breweries, distilleries, and/or bars, with or without food service.
- m. Banks and financial institutions, and ATM services.
- n. Educational establishments, such as business and/or vocational schools.
- o. Essential services (per Ordinance § 92-20(A) and (B)).

3. Hotel Building:

- a. Lodging and extended stay hotel facilities, which may include business centers, conference facilities, event space, conference and/or banquet facilities, and corporate extended stay suites with full kitchens and living accommodations. Extended stay suites shall not be utilized as dwelling units.
- b. Accessory and complementary uses may be included in the building, and may include, but are not limited to, the following:
 - i. Restaurants, including fast food establishments, with or without the service of liquor (subject to a liquor license).
 - ii. Breweries, distilleries, and/or bars, with or without food service.
 - iii. Retail sales and services, such as but not limited to, convenience stores, pharmacies, stores selling groceries, clothing, shoe, cigars (including sales and/or lounges), baked goods, electronics, furniture, carpeting, hardware, liquor, flowers, music, and/or books.
 - iv. Health and fitness facilities, such as but not limited to, health clubs, pools, and dance and martial arts studios.
 - v. Personal services, such as but not limited to barbers, beauty salons, dry cleaners, laundry services, tailors, spas.
 - vi. Banks, financial institutions, and ATM services.

3.4. Industrial Building(s):

- a. Research Laboratories.
- b. Industrial and Light manufacturing including the manufacture, assembly, packing or treatment of articles or merchandise from previously prepared material subject to performance standards including, but not limited to pharmaceuticals and cosmetics, food products, electrical equipment, precision equipment, textiles and apparel.
- c. General commercial uses, such as wholesale business uses, corporate business and professional offices, office supplies and services, photo processing plants, lithograph, typesetting ruling and binding establishments, electrical sales, and contracting, plumbing sales and contracting. Any retail associated therewith shall not exceed the lesser of: (a) 80,000 sf in the aggregate; or (b) 25% of the entire first floor building footprint.
- d. Warehousing with wholesale and storage of goods.

- e. Indoor recreation uses that provide amusement and recreation, such as but not limited to arcades, theaters, and bowling alleys.
- f. Data centers with or without a cell tower
- g. Self storage facilities
- h. Animal daycare, provided all activities are conducted inside a building.
- i. Essential services (per Ordinance § 92-20(A) and (B)).
- j. Wireless Communication Towers and Antennas subject to §92-26.2 and provided redeveloper enters into an agreement acceptable to the redeveloper and the Borough.

~~4.5.~~Water tower.

~~5.6.~~Helipad/Helistop.

~~6.7.~~Open space and recreation.

~~7.8.~~ Essential services (per Ordinance § 92-20(A), (B))

~~8.9.~~_____Wireless Communication Towers and Antennas subject to §92-26.2 and provided redeveloper enters into an agreement acceptable to the redeveloper and the Borough.

~~9.10.~~_____Any combination of permitted uses on a tract and/or in a building, provided that any use in a building shall be consistent with the permitted uses specified herein for that building.

B. PROHIBITED USES

1. Any use not listed as permitted, including but not limited to the following: adult uses, funeral home, vehicle sales, and vehicle service, drive throughs, gas stations, cannabis or related products, and retail sales where 50% or more of the floor area is devoted to sale of tobacco and/or vape products (excluding cigar products).

C. ACCESSORY USES AND STRUCTURES

1. Clubhouse and related community amenities, such as but not limited to swimming pool, tennis court, co-working spaces, fitness space, outdoor cooking and eating facilities, and walking trails. Such uses are permitted within residential and mixed-use buildings as well as freestanding buildings.
2. Rooftop recreation facilities that are accessory to residential uses and/or hotel uses.
3. Open space and recreation facilities, including outdoor B.B.Q., tot lots and sitting and picnic areas.

4. Dog runs and washing and grooming stations.
5. Home occupations, as regulated herein.
6. Rooftop solar facilities
7. Canopy solar parking structures, provided they are not located between the mixed-use /residential buildings and Union Avenue or within 200 feet of Union Avenue.
8. Electric vehicle charging stations and make ready infrastructure.
9. Stormwater management facilities and infrastructure.
10. Signage.
11. Retaining walls.
12. Fences.
13. Sales and construction trailers.
14. Trash compactors and/or dumpsters within trash enclosures.
15. Off-street parking, including surface parking and structured, podium and/or parking garages.
16. Maintenance buildings.
17. Sewer and water utility uses.
18. Self-Storage for residents, tenants, and/or landlord, provided the use shall not be located on the first floor facing Union Avenue.
19. Outdoor storage as regulated herein.
20. Other uses which are customary, incidental or subordinate to a principal permitted use.

D. SITE DESIGN & BULK REGULATION

1. Reference to the Redevelopment Area shall include any lot(s) included in an application for preliminary site plan and which is also subject to the Redevelopment Plan via overlay zoning.
- ~~1.2.~~ The site layout and design shall be consistent with the regulations contained in this Redevelopment Plan. The Example Concept Plan(s) provided in Appendix A to this Redevelopment Plan is/are each an example of the site layout that may be developed, which the Redeveloper may revise provided it remains consistent with the standards and regulations contained in this Redevelopment Plan.
- ~~2.3.~~ _____ The site layout and design shall include the following:

- a. Residential and Mixed-Use Buildings: Up to four (4) buildings consisting of residential or mixed-use (nonresidential and residential) shall be located along Union Avenue. These buildings may include accessory use amenities for on-site residents.
- b. Structured, Podium, and/or Parking Garage: Up to five (5) story/level parking garage/structure containing parking spaces and bike parking/racks, shall be located in the residential and mixed-use portion of the Redevelopment Area.
- c. Industrial Building(s): One (1) or more buildings that shall not exceed a ~~total of footprint (s) of 320,000 s.f. footprint~~ with up to an additional 60,000 s.f. of office use on ~~at the mezzanine level(s)~~ shall be located in the southeast portion of the Redevelopment Area, in the general vicinity depicted on the Example Concept Plan.
- d. Conservation Area: A contiguous area of not less than 6.2 acres shall be reserved for conservation and open space purposes. The area shall be located approximately as depicted in the Example Concept Plan, to the southeast of the Industrial Building(s) along the southeast boundary of the Redevelopment Area.
- e. Pedestrian Plaza: A hardscape area between a mixed-use / residential building(s), and the parking area along Union Avenue. A plaza shall not be required for any freestanding residential building.
- f. The site layout and design may further include the following:
 - [1] Helipad/Helistop: A helipad/helistop to accommodate one (1) helicopter with an area of approximately 22,500 s.f. shall be located in the general vicinity depicted on the ~~concept plan(s)~~ Example Concept Plan, and/or in the vicinity of the industrial building, provided the location is compliant with and approved by the FAA.

3.4. Redevelopment Area Tract Standards:

- a. The site, excluding the industrial building(s), shall be designed as an inviting and pedestrian friendly mixed-use development. Residential and mixed-use building shall be oriented toward Union Avenue with limited surface parking (as regulated and provided for herein) between Union Avenue and a building.
- b. Minimum planted buffer to a residential use not in the Redevelopment Area: 15 ft.
 - [1] Buffer plantings shall minimally include a double row of evergreen trees.
 - [2] Evergreen trees shall be planted at a minimum height of 8 ft.

[3] Buffer shall include a solid fence with a height of 6 feet.

- c. Minimum planted buffer to a nonresidential use not in the Redevelopment Area: none.
- d. Maximum building coverage within the Redevelopment Area: 40% of the Redevelopment Area's area of disturbance.
- e. Maximum impervious coverage within the Redevelopment Area: 70% of the Redevelopment Area's area of disturbance.
- f. Minimum building setback from Redevelopment Area boundary: 15 ft.
- g. Minimum surface parking setback from Redevelopment Area boundary: 15 ft.
- h. Building height shall be measured at the deck line of a flat or mansard roof, or to the eave line of a sloped roof from the average grade plane. Architectural features shall be excluded for the purpose of calculating building height. The following which is four (4) feet in height or less shall be exempt from the height requirement: chimneys, spires, towers, elevator penthouses, tanks, screened mechanical equipment, HVAC air conditioning equipment, air handling equipment, skylights and solar collector systems, and parapets. The following which is greater than four (4) feet but less than 12 feet in height shall be limited to 20% of the roof area and shall be setback from the edge of the building by 15 feet or more from the roof edge: chimneys, spires, towers, elevator penthouses, tanks, screened mechanical equipment, HVAC air conditioning equipment, air handling equipment, skylights and solar collector systems, and parapets.
- g. Development of the site shall comply with the New Jersey Stormwater Management regulations, N.J.A.C. 7:8.
- h. Curbs. Curbs shall be not less than six inches thick at the top, eight inches thick at the bottom and 18 inches deep. Curbs shall be constructed of either Belgium block, granite block, or Class B air-entrained concrete and shall project not more than six inches above the finished road surface at the curblines.

4.5. Accessory Building and Structure Standards:

- a. The principal use standards shall be applicable to accessory buildings and structures associated with the principal use, unless otherwise stated herein. This shall exclude small structures and furnishings such as bike racks, benches, etc.

5.6. Industrial Building(s) Standards:

- a. Maximum gross floor area of the combined building(s) footprint: 320,000 square ft. with up to an additional 60,000 s.f. of total mezzanine space in one or more buildings.

- b. Minimum building setback from Redevelopment Area boundary line: 50 ft.
- c. Minimum building setback from Union Ave: ~~450-300 ft.~~, provided no loading dock is less than 450 ft. from Union Avenue.
- d. Maximum building height: 50 ft. to the roofline, and 62 feet total, in accordance with the height provisions of Section D.2.h of this Redevelopment Plan.
- e. Warehousing uses may include wholesale and storage of goods, business uses and warehousing distribution center where products are stored, to be redistributed to another location or directly to customers as a last mile facility and shall also include fulfillment centers, and sortation centers with storage for raw materials, cold storage, or manufactured goods before their export or distribution for sale.
- ~~— Loading and drive-in Ddock doors may be provided on at most two (2)four (4) sides of the each building(s) and can be located on adjacent or opposite sides of the building.~~
- f. Any Accessory retail uses are permitted, subject to the following:
 - i. The total floor area retail associated therewith shall not exceed the lesser of: (a) 160,000 sf in the aggregate; or (b) the lesser of 60,000 s.f. or 50% of the entire first floor of any building footprint.

6.7. Residential and Mixed-Use Building Standards:

- a. The residential density shall not exceed 500 residential dwelling units, with the following distribution:
 - i. 74 age-restricted market rate units. These units shall be composed of studio, one-bedroom and/or two-bedroom units, at the discretion of the redeveloper.
 - ii. 354 market rate non-age restricted units. These units shall be composed of studio, one-bedroom and/or two-bedroom units, at the discretion of the redeveloper.
 - iii. 72 affordable family/non-age restricted units. These units shall comply with the bedroom distribution requirements set forth in Section P herein.
- b. There shall be not less than 3 building segments, excluding any portion that consists solely of a parking structure. For the purpose of this regulation, one “building segment” shall be defined as a portion of a residential or mixed-use building along Union Avenue, whose front facade is offset by at least 20 feet compared to the adjacent residential or mixed-use building segment(s).

- i. Maximum units per building segment: 300 units.
- ii. Maximum building segment length along Union Ave: 325 ft
- c. Minimum non-residential floor area: 10,000 s.f.
- d. Nonresidential floor area shall be located on the first floor of a mixed-use building, whose customer entrances shall be located facing and oriented toward Union Avenue.
- e. Minimum building setback from access drive or parking: 10 ft.
- f. Maximum building height: 60 ft. to the roofline and 72 ft. total (not including the parking garage), in accordance with the height provisions in Section D.234.h of this Redevelopment Plan.
- g. Minimum distance between buildings (excluding parking garage): 15 ft.
- h. Minimum front yard setback: 75 ft.
- i. Maximum front yard setback: 100 feet
- j. Minimum Side and Rear Yard Setback: 15 ft.

8. Hotel Standards:

- a. Maximum of 125 Rooms Minimum rooms: 100
- b. Minimum building setback from access drive or parking: 10 ft.
- c. Maximum building height: 60 ft. to the roofline and 72 ft. total (not including the parking garage), in accordance with the height provisions in Section D.3.h of this Redevelopment Plan.
- d. Minimum distance between buildings (excluding parking garage): 15 ft.
- e. Minimum front yard setback: 75 ft.
- f. Maximum front yard setback: 100 feet
- g. Minimum Side and Rear Yard Setback: 15 ft.
- h. The maximum building segment length along Union Ave shall be 325 ft. For the purpose of this regulation, one “building segment” shall be defined as a portion of the building along Union Avenue, whose front facade is offset by at least 20 feet compared to the adjacent building segment(s).
- i. Any outdoor amenity space, including but not limited to rooftop space, that may host events or commercial activity (bar, outdoor event venue, etc.) shall not be along Union Avenue; any such space shall be oriented toward the rear of the tract. Additionally, activity within any such space shall also be subject to the Borough noise ordinance (Chapter 3.5 of the Borough Code).

7.9. Helipad Standards:

- a. Defined:

- i. Heliport is an area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities, including refueling, maintenance, repairs or storage of helicopters. This shall not permit drone take off / landing for delivery or other commercial purposes.
 - ii. Helipad and helistop shall have the same definition, and are the same as a heliport except that no refueling, maintenance, repairs or storage of helicopters is permitted.
- b. A single helipad is permitted with an area of approximately 22,500 s.f., and shall accommodate a maximum of one helicopter.
- c. Use of the helipad may include staff, executives and others directly engaged with a ~~businesses~~business located in the Redevelopment Area. It shall not be used for recreation, flying lessons, training, private rental, commercial delivery services, or any other unauthorized purpose. This shall prohibit commercial delivery of products and services to consumers but shall not prohibit delivery of items for repair of on-site equipment.
- d. Hours of operation, excluding emergency service use, shall be limited to Monday through Friday: 7am to 9pm, Saturday 9am to 5pm; and Sunday 12pm to 5pm.
- e. A helipad shall not be less than 450 feet from Union Avenue, less than 200 feet from a residential building in the Redevelopment Area, and less than 400 feet from a residential building outside of the Redevelopment Area.
- f. The helipad shall be available for emergency purposes, and as such shall not include overnight parking.

E. PARKING & VEHICLE CIRCULATION

- 1. Access to the Redevelopment Area shall have up to three (3) and four (4) vehicular access points from Union Avenue into the Redevelopment Area. The industrial buildings shall share one access point, which may also be utilized by other uses.
- 2. Mixed-use and Residential Building parking requirements:
 - b. Residential uses shall provide parking as follows:
 - i. Studio + 1 Bedroom: 1 space per unit
 - ii. 2 Bedroom: 1.5 spaces per unit

- iii. 3 or more Bedroom: 2 spaces per unit
 - iv. Visitor / staff parking: 1 space per 10 units
 - c. The parking setback to Union Avenue shall be not less than 15 feet and an average of not less than 25 feet.
 - d. Nonresidential uses shall provide 1 parking space per 300 s.f. of gross floor area.
 - e. Not more than one (1) double-loaded parking aisle is permitted between a building and Union Avenue. No parking shall be located between a freestanding residential building and Union Avenue unless the parking satisfies a portion of the mixed-use building's nonresidential parking requirement.
 - f. A minimum of 80% of required parking shall be located in one or more parking garages.
 - g. Parking spaces and loading areas will otherwise comply with RSIS.
3. Hotel parking requirements:
- a. One (1) 1.25 parking spaces per room for any hotel with a and one (1) space per employee, conference or banquet space(s) on the site.
 - b. 1.0 parking spaces per room for any hotel without a conference or banquet space on the site.
 - c. Commercial uses in a hotel building shall provide parking at a rate of 1 parking space per 300 s.f. of gross floor area, excluding the following: conference or banquet space, one full service restaurant, or spa or personal service that is limited to hotel guests.
- 3.4. Industrial Building parking requirements:
- a. Loading docks and truck parking associated with the industrial building are permitted (but not required) on the east, west and south sides of the building.
 - i. Truck Parking.
 - [1] A minimum of 1/2 truck parking stall per dock door shall be provided, and a maximum of two (2) truck parking stalls per dock door shall be permitted.
 - [2] Truck parking stall shall be provided at a minimum dimension of 50 feet in length by 10 feet in width.
 - b. Tractor-Trailer and commercial vehicles over 40,000 lbs. shall not exit the site via a left turn onto Union Avenue. Traffic control signs shall be provided as directed by the Planning Board and / or County.

- c. Professional and medical offices shall provide 1 parking space per 300 s.f. of gross floor area.
- d. ~~Commercial~~ Accessory retail uses shall provide 1 parking space per 300 s.f. of gross floor area.
- e. Warehouse and storage uses shall provide 1 parking space per 3,000 s.f. of gross floor area.
- f. Light manufacturing uses shall provide 1 parking space per 2,000 s.f. of gross floor area.
- g. Distribution center uses shall provide 1 parking space per 1,500 s.f. of gross floor area.
- h. General Commercial uses shall provide 1 parking space per 1,000 s.f. of gross floor area.

4.5. Shared Parking. Where an applicant demonstrates that 2 or more parking generators have complementary parking demand as demonstrated using accepted shared parking analyses, the Planning Board may permit an appropriate reduction in the required total number of parking spaces.

F. PEDESTRIAN & BICYCLE CIRCULATION

1. Sidewalks shall be provided along one side of the access drives serving the industrial building unless recommended otherwise by the Planning Board, due to the slope and topography of the Redevelopment Area.
2. Sidewalks shall be provided along both sides of the access drives serving the residential and mixed-use buildings. This shall exclude any access drive that also serves the industrial building.
3. A sidewalk of not less than 4 feet in width shall be provided along Union Avenue, subject to approval by the County.
4. Sidewalks shall connect parking areas to the entrances of the building(s).
5. A continuous exterior sidewalk network shall connect the residential, and mixed-use buildings.
6. Sidewalks and graded areas shall comply with the design criteria of the American with Disabilities Act and New Jersey Department of Transportation. However, the existing grade and topography of the Redevelopment Area may preclude strict compliance with ADA standards, which shall be addressed in connection with final site plan approval.
7. The pedestrian plaza(s) along the mixed-use building(s) or residential building(s) shall serve as an amenity for on-site residents and visitors. Said

plaza(s) shall have a minimum width of 10 feet and an average width of 25 feet, excluding any private outdoor seating areas.

- a. The pedestrian plaza shall minimally include outdoor seating, trees, bike racks, trash receptacles and benches. Additional furnishings are permitted.
8. Pedestrian trails connecting to the sidewalks referenced above are encouraged as a project amenity. The pedestrian trails can double as a bike trail or jogging trail within and around the project complex and conservation area.
9. Bicycle parking:
 - a. Bicycle parking/racks shall be provided at a rate of one parking spaces per 5 dwelling units. Required bicycle parking shall be located within parking garages.
 - b. Nonresidential uses shall provide bicycle parking racks at a rate of 1 parking space per 20 vehicle parking spaces. Required bicycle parking shall be located in the area that the required parking is located (i.e. bicycle parking required by the provision of surface parking spaces shall be provided proximate to the surface parking; bicycle parking required by the provision of parking garage spaces shall be provided within the parking garage(s)). Loading docks and truck parking shall not require bicycle parking.

G. LANDSCAPING

1. The applicant shall not be required to provide any landscaping outside of the area of disturbance.
2. Within the area of disturbance, land not used for required driveways, sidewalks, off street parking or loading, accessory buildings or playground areas shall be planted with trees (sized consistent with street trees), shrubs, plants and grass lawns or ground cover in order to ensure the attractiveness of the premises and the protection of the soil thereon, subject to approval by the Planning Board Engineer.
3. Street trees shall have a minimum diameter of two and one-half (2.5) inches in diameter, measured six inches above the ground. Such trees shall be planted 40 to 60 feet apart (averaging 50 feet) along all public roads, private roads and driveways.
4. All plantings as shown on the approved landscape plan shall be permanently maintained.

H. LIGHTING

1. All exterior light fixtures shall be dark sky compliant.
2. Streetlighting shall be provided at all road intersections and shall comply with the Borough's illumination and shielding requirements, unless the Planning Board and applicant agree to a lesser standard as part of site plan approval.
3. All parking areas and walkways thereto and appurtenant passageways and driveways serving commercial, public, office, multiple family, recreational or other uses having common off-street parking and/or loading areas shall be adequately illuminated for security and safety purposes. The lighting plan in and around the site shall provide for non-glare lights focused downward.
4. Flood lights or such similar type lights attached to the building that allow the light source to be viewed other than decorative sconces are prohibited.
5. Light trespass on adjacent properties is prohibited.
6. All nonessential outdoor lighting fixtures, including display lighting, shall be turned off within 1 hour of close of business, unless needed for safety or security, in which case the lighting shall be reduced to a minimum level necessary as determined by the Board (nonessential may apply to: display, aesthetic, parking and sign lighting).
7. The style of the light fixture shall be consistent with the architectural style of the principal building.
8. The maximum height of freestanding lights shall not exceed 25 feet, with the exception of those serving the industrial building, which shall not exceed 40 feet. This shall include the mounting base.
9. All lighting shall be LED fixtures with a color temperature of not less than 3,000k. and a maximum of 4000k.
10. Emergency lighting and traffic control lighting are exempt from the standards set forth herein.

I. RETAINING WALLS

1. The development of the Redevelopment Area will require the use of retaining walls of various types and heights. These retaining walls shall consist of either reinforced concrete with a segmented facade or modular concrete retaining walls, Gabion walls are permitted provided the wall is not visible from a street. Timber walls are prohibited.
2. The location and type of retaining wall shall be shown on the Site Plan to be submitted to the Planning Board.
3. The material of the retaining walls shall be complementary to the building materials of the nearest building(s) in the Redevelopment Area.

4. Said Site Plan shall contain a typical or generic detail of the proposed retaining wall. Said detail shall provide generic information as to:
 - a. Maximum Height
 - b. Structural Composition
 - c. Modular Unit and Configuration
 - d. Face Color
 - e. Face Finish
5. The applicant shall not be required to submit detailed geotechnical information, structural designs, calculations or shop drawings as part of site plan review. The Planning Board shall condition its site plan approval on the submission and approval of geotechnical information, structural designs, calculations and shop drawings signed and sealed by a licensed New Jersey Professional Engineer to the Planning Board Engineer prior to requesting a construction permit for said walls.
6. Retaining walls shall not be subject to setback requirements and may be located along the lot lines abutting Lot 51 and/or within buffer areas.

J. ARCHITECTURAL DESIGN

1. The architectural design shall be consistent with the regulations contained in this Redevelopment Plan. The ~~renderings (s)~~ Example Building Renderings provided in Appendix B to this Redevelopment Plan are each an example of the site layout that may be developed, which the Redeveloper may revise provided it remains consistent with the standards and regulations contained in this Redevelopment Plan.
2. The following additional standards shall apply to the design of Mixed-use Building:
 - a. Where facing Union Avenue, the portion of the façade providing for nonresidential uses shall have a minimum of 35% of the ground floor façade between three ~~(3)~~ and 10 feet above grade and shall have 20% of the upper floor facades be transparent and shall provide visual access to the street.
3. The following design standards shall be applicable to all buildings, except for an industrial building(s).
 - a. Design of buildings need not be the same; however, the architectural style, design, materials, and details between buildings shall be complementary.

- b. The façade of the second story and above shall be setback from the first story façade not less than 10 feet.
- c. Building materials, colors and finishes, fenestration, and other architectural elements shall be cohesive between the mixed-use and Residential Buildings.
- d. All buildings shall be designed to have a distinctive base, middle and top.
- e. Buildings shall be designed using a color palette that complements the architectural context of the surrounding area.
- f. The visual impact of any parking facilities, or other accessory utility shall be minimized and screened to the greatest extent feasible.
- g. Blank or featureless walls are prohibited along Union Avenue, and discouraged elsewhere.
- h. High quality durable decorative materials shall be incorporated into the facade. ~~Facades shall contain at least 20% glazing for the front facade~~~~facade with exception of a hotel building.~~
- i. Primary exterior building materials shall be wood, brick, stone, Lath applied stucco, metal, fiber cement planks and/or glass. Aluminum siding, vinyl siding, concrete block, and EIFS are prohibited.
- j. ~~First story front facades shall contain at least 20% glazing.~~ Upper floor windows shall be divided into individual units, rather than a continuous “ribbon.”
- k. ~~Window locations for the mixed-use/residential building(s)~~ shall be defined by alternative colors, texture and/or shadows on the façade for visual interest through recessed installation, use of an alternative color or material where mounted to the facade, and/or projecting as bays from the main wall.
- l. All façade vents for air conditioning or heating units shall be the same color of the applicable façade.
- m. Where the foundation of a building is exposed, it shall be covered with decorative material. Foundation plantings may also be incorporated between the building and the sidewalk or decorative planters may be utilized to accent the sidewalk and building.
- n. A minimum of 150 cubic feet of storage shall be provided for each residential unit including interior and exterior closets and/or other storage areas.
- o. Parking garages:
 - i. Any above grade exposed parking garage shall avoid blank walks and instead incorporate decorative treatment to mimic the

architectural design of the residential portions of the building or the adjacent building(s) within the Redevelopment Area, or contain punched openings designed to maintain the look of residential basement windows. The structure shall incorporate false windows or decorative screening grills to shield internal garage lighting.

- ii. Any above grade exposed parking garage shall be screened from Union Avenue with a planted buffer composed of living wall, evergreen and deciduous trees and shrubs.
- p. Building entrances shall be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments. Service doors shall be integrated with the building design and need not be articulated.
- q. Building materials and architectural details on all sides of each building need not be identical, but shall be unified in overall appearance through finish, materials, details, and architectural design.
- r. Rooftop equipment such as mechanical units, vents, and flues shall be located centrally on the building roof, to the extent practicable. Equipment shall not be visible from a public right-of-way, adjacent lots, and pedestrian corridors, to the extent practicable. Equipment which is visible shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building, and as previously set forth herein, is exempt from building height limitations.
- s. Utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall be screened by architectural elements or landscape plantings.

K. SUSTAINABILITY REQUIREMENTS:

1. A sustainable roof top shall be provided for any portion of a roof area that is a flat roof area, and shall consist of either a cool white roof, green roof or solar panels. This provision does not apply for any area with rooftop facilities.
2. Compliance with the State's required provision of electric vehicle charging parking spaces and make-ready charging parking spaces (P.L. 2021, c. 171).
3. Development of the site shall comply with the New Jersey Stormwater Management regulations, N.J.A.C. 7:8.

L. SIGNS

1. Signs shall be consistent with Section 92-26.3, except those provisions that regulate signs in residential districts, which shall not apply to this Redevelopment Area, and unless otherwise noted herein.
2. Electronic messaging signs and flashing signs are prohibited.
3. The Developer shall submit a comprehensive sign package to the Planning Board at the time of final site plan approval for the applicable portion of the site plan application. The sign package shall include, but is not limited to, the following:
 - a. Sign dimensions, including any supporting structures.
 - b. Materials.
 - c. Colors.
 - d. Illumination, including illumination details and timing.
 - e. All proposed signs including but not limited to the following: freestanding signs, residential building signs, mixed use building signs, industrial building signs, hotel building signs, amenity building signs, directional signs, and directory signs.
 - f. Tenant signs may be representative of future tenants.
4. Freestanding Signs.
 - a. One sign shall be permitted per entrance ~~along Union Avenue, with one additional sign for the hotel building at an entrance from Union Avenue.~~
 - b. Maximum sign area: 100 s.f. per each side of a sign (excluding any structural support).
 - c. Minimum setback: 5 ft.
 - d. Maximum height: 8 ft.
5. Mixed use building and Hotel building wall signs (including façade, awning/canopy and projecting):
 - a. Maximum area: 20% of the linear portion of each façade of each first floor tenant space (defined as the finished first floor tenant space to finished floor of the upper story). Alternatively, façade signs may be permitted to be 20% of the linear portion of each façade providing for nonresidential uses (defined as the finished first floor tenant space to finished floor of the upper story), as opposed to the individual tenant space, as approved in connection with a comprehensive sign package approved pursuant to this Redevelopment Plan.
6. Residential and Amenity Building wall signs (including façade, awning/canopy and projecting):

- a. Maximum area facing Union Avenue: 20 s.f.
 - b. Maximum area for other facades with building access: 10 s.f.
- 7. Industrial Building wall signs (façade):
 - ~~a. Maximum area: 30 s.f. per façade with a building entrance (excluding security access only). Maximum area: 20% of the linear portion of each façade of each first-floor tenant space (excluding security access only) or 30 s.f., whichever is greater.~~
 - ~~a.—~~
 - ~~— Hotel Building wall signs (including façade, awning/canopy and projecting) subject to sign package approval by the Planning Board depending upon hotel brand.~~
- 8. Directional Signs.
 - a. Maximum area: 3 s.f.
 - b. Maximum height: 4 ft.
 - c. Maximum number: none.
- 9. Flag poles are permitted provided the following standards are met:
 - a. Minimum Front yard set back: 10 feet
 - b. Minimum set back to side yard of Redevelopment Area boundary: 20 feet
 - c. Maximum height: 50 feet. Exterior illumination of signs shall be permitted. No flashing or moving lights shall be permitted.
 - d. Flags shall not display private business or organization names or logos.

M. SITE PLAN CHECKLIST SUBMISSION REQUIREMENTS

- 1. The application shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in Chapter 69, Article III, Site Plan Details, §69-23, except where a submission relates to any regulation that does not apply to this Redevelopment Area.
- 2. The following requirements of Checklist A, the Site Plan Checklist for the Borough of Bloomingdale, and Chapter 69, Article III, "Site Plan Details," § 69-23 "Details enumerated, REQUIRED DATA & INFORMATION," shall be amended as follows for development applications within the Meer Tract Redevelopment Area.
 - a. Item #20, Existing Features: The topography and locations of high points, watercourses (indicating direction of flow), depressions, wetlands

including transition areas, wooded areas and other significant existing features within 100 feet of the restricted area of disturbance.

- b. Item #24, Steep Slopes: Not applicable.
- c. Item #30, Drainage: Plans and profiles of all existing and proposed storm drainage, structures and facilities including cross sections of any proposed swales or watercourses within the restricted area of disturbance that have a tributary drainage area of greater than one acre.
- d. Item #32, Utilities: Location of all utilities (gas, electric, phone, cable, etc.). Satisfaction of this checklist item shall be deemed acceptable by utilizing one line to show the general location of gas, electric, phone and CATV lines and then providing a typical section showing the layout of the utility lines.

N. MISCELLANEOUS

- 3. With the exception of electric substations, switches, generators, transformers, telephone poles, auxiliary apparatus servicing a distribution area, water-pumping stations, water towers, cell towers, and as specifically provided for herein, all public utility facilities including but not limited to electrical and telephone wires, sewers and sewer connections, and gas and water lines shall be installed beneath the ground where practicable, except along Union Avenue.
- 4. Where practicable, all fuel tanks shall be installed underground. All mechanical equipment, including utility meters, shall be located internally within a building, or to the side or rear of a principal building and in which case it shall be screened from view.
- 5. Fences shall complement the architectural style and design of the building(s). Barbed wire, and razor wire shall be prohibited. Chain link fences are permitted, except that they shall not be visible from Union Avenue.
- 6. There shall be within each building a designated area for the storage of solid waste and recyclable materials. Any exterior dumpsters or compactor shall be behind a building and shall be composed of materials that are complementary to those of related building.
- 7. Home occupations are subject to the following:
 - e. It is incidental and secondary to the use of the dwelling unit for residential purposes;
 - f. Any sales to consumers may only be conducted within the subject dwelling unit, and during the hours of Monday through Saturday between 9 a.m. and 5 p.m., and be restricted to a total of three (3) non-resident assistants and/or customers in the dwelling unit at any one time;

- g. There is no display or sign outside of the unit of such home occupation;
 - h. In-home daycare shall be limited to no more than four (4) children simultaneously;
 - i. Tutoring for not more than four (4) students simultaneously, but not including music, dancing or similar activities.
8. Outdoor storage is prohibited, with the exception that outdoor storage may be located to the rear of the industrial building within the loading docks, parking spaces, and drive aisle. Outdoor storage shall not be visible from Union Avenue. Hazardous substances shall not be stored outside. Hazardous substances are defined, for this purpose, as any toxic or hazardous substance, pollutant or contaminant, element, compound, mixture or solution emissions, contaminants, chemicals, materials, wastes or substances, as any of those terms are defined from time to time, in or for the purposes of, any relevant Environmental Law. Environmental law is defined, for this purpose, as any and all Federal and State laws, statutes, regulations, rules, codes, consent decrees, judicial or administrative orders or decrees, directives or judgments relating to environmental contamination, damage to or protection of the environment, environmental conditions, or the use, handling, processing, distribution, generation, treatment, storage, disposal, manufacture or transport of hazardous substances materials or wastes, presently in effect or hereafter amended, modified, or adopted including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act (hereinafter referred to as "CERCLA"), 42 U.S.C. §§ 9601-9675; the Resource Conservation and Recovery Act of 1976 (hereinafter referred to as "RCRA"), 42 U.S.C. §§ 6901, et. seq.; the Clean Water Act, 33 U.S.C. §§ 1251, et. seq.; the New Jersey Spill Compensation and Control Act (hereinafter referred to as the "Spill Act"), N.J.S.A. 58:10-23.11, et. seq.; the Industrial Site Recovery Act, as amended (hereinafter referred to as "ISRA"), N.J.S.A. 13:1K-6, et. seq.; the New Jersey Underground Storage of Hazardous Substances Act, N.J.S.A. 58:10A-21, et. seq.; the New Jersey Water Pollution Control Act, N.J.S.A. 58:10A-1 et. seq.; the New Jersey Environmental Rights Act, N.J.S.A. 2A:35A-1, et. seq. and, the rules and regulations promulgated thereunder, as now in force or as may hereinafter be modified or amended.
9. In the event that dwellings are offered for sale, a homeowner's association or condominium association shall be incorporated as required by law. No association shall be required for rental units. Any homeowners' or condominium association created for for-sale units in the community shall be responsible for owning, maintaining and repairing all common areas in the community. The residents in the community which includes for-sale units, shall be required to be members of the association. This requirement shall be set forth in the contract of sale and deed for each for-sale unit as well as in any public offering statement required by State law. The review of homeowner association

documents shall be subject to the sole jurisdiction of the NJ Department of Community Affairs.

10. Utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall not be located between Union Avenue and the mixed-use building and shall be screened by architectural elements or landscape plantings.
11. Temporary Sales Trailer, Sales Office, Models and Construction Trailers:
 - a. One temporary sales trailer shall be permitted on site upon the Planning Board's granting of preliminary site plan approval for the community and up to eight temporary construction trailers and staging areas shall be permitted on site during construction.
 - b. Maximum Trailer Size: 25' x 80'.
 - c. Location: The location of any sales trailer shall be shown on the site plan.
 - d. Parking for Sales Trailer: one space per sales employee plus five additional spaces, which can be temporary gravel or pavement.
 - e. Parking for Construction Trailer: Temporary gravel or paved parking area.
 - f. Temporary exterior lighting may be provided to illuminate the trailers and provide security during construction; such lighting shall be shielded from adjacent properties to prevent overhead skyglow.
 - g. The applicant shall be permitted to use units within the development for model homes, sales office and sales during the construction of the development.
 - h. All temporary construction trailers shall be removed within 60 days of bond release.
 - i. The temporary sales trailer shall be removed upon construction/establishment of a permanent sales office.
 - j. Permanent sales and/or rental office may contain model units which shall not be occupied and excluded from density calculations.

O. AFFORDABLE HOUSING

1. Seventy-two (72) out of the 500 residential units shall be affordable housing units for low and moderate income households which includes five (5) one-bedroom units, thirty-six (36) two-bedroom units, and thirty-one (31) three-bedroom units.

2. All affordable housing shall be developed in accordance with the "New Jersey Fair Housing Act," N.J.S.A 52:27D-301 et seq., as amended), the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., the substantive rules of the Council on Affordable Housing N.J.A.C. 5:93 et seq., and all other applicable affordable housing regulations of the State of New Jersey.
3. All affordable housing units shall be "family" units, defined as not being limited to any particular population (i.e., senior or special needs).
4. Affordable housing units shall comply with the following income and bedroom distribution requirements:

Number of Units	Income Distribution	Bedroom Distribution
5	1 very low, 2 low, 2 moderate	One-bedroom units
36	4 very low, 14 low, 18 moderate	Two-bedroom units
31	4 very low, 12 low, 15 moderate	Three-bedroom units

5. Affordable housing units shall be distributed throughout all residential building segments, excluding the age-restricted units.
6. Construction of affordable housing units shall be phased with the construction of family / non-age restricted market units consistent with N.J.A.C. 5:93-5.6(d).
7. All affordable housing units shall have one (1) or more windows in each bedroom and one (1) or more windows in the living or dining space of the unit.
8. Minimum Floor Area:
 - a. The minimum floor area of each non-age restricted affordable unit shall be as follows:
 - i. Studio: 550 sf
 - ii. 1 Bedroom unit: 650 sf
 - iii. 2 Bedroom unit: 800 sf
 - iv. 3+ Bedroom unit: 960 sf
 - b. The minimum floor area of each age-restricted affordable unit shall be as follows:
 - i. Studio: 450 sf
 - ii. 1 Bedroom unit: 600 sf
 - iii. 2 Bedroom unit: 750 sf

9. The affordable housing units shall be administered by an experienced affordable housing administrator. The developer or a party, at its sole discretion may serve as or contract with an administrative agent, provided the experience and qualifications are approved by the Borough. The developer may also utilize the Borough's affordable housing administrative agent. All costs borne by administration of affordable housing units shall be paid by the developer.
10. The developer shall provide any requested information regarding the affordable units' compliance with this section within 30 days of a Borough request.

RELATIONSHIP TO PLANNING & OBJECTIVES

There are several Zoning Districts within the Redevelopment Area, which include the AH-1 Affordable Housing Overlay District, the R-20-U Professional and Business Offices District, and the B-1-A Commercial District. The purpose of the AH-1 District is to provide for necessary Court-ordered affordable housing and allows for quarry and mining operations due to the presence of resources suitable for mining. The B-1A District permits a variety of commercial uses including retail and service businesses and shopping centers. The full list of permitted uses can be found in §92-55.1 of the Borough's Ordinance. The R-20-U District permits residential uses and, for properties abutting Union Avenue, it permits professional and business offices.

The 1990 Borough Master Plan, as supplemented by the various Re-Examination Reports, outlines the vision for the future of Bloomingdale Borough. The Master Plan outlines several goals & objectives related to future development within the Borough. The goals and objectives that are relevant to the Study Area are as follows:

- 1) Guide appropriate use or development of land to protect health, safety, convenience and welfare.*
- 2) Promote development that does not conflict with the general welfare of adjoining communities.*
- 4) Develop an appropriate strategy to improve the local tax base and create jobs and economic opportunity.*
- 5) Identify opportunities for development and redevelopment.*

Along with the Goals and Objectives outlined in the Master Plan, there are several planning documents, including Master Plan amendments, Re-Examination Reports, and Housing Plans, that focus solely on the development of the Meer Tract and Tilcon Quarry. The majority of the Study Area, Lot 14.01, was included in the planning documents that focused on the Meer Tract and Tilcon Quarry. The 2014 Re-Examination Report and 2015 Amendment focus solely on the Meer Tract and Tilcon Quarry. Both documents reference a recommendation for the creation of a Quarry District, which has been incorporated into the AH-1 Overlay District standards.

Section 92-61.1C(1) of the Borough Code (the AH-1 Overlay District) provides a brief overview of the history of the Meer Tract. Note that the description was prepared prior to the 2022 addition of 7.535 acres.

Block 5105, Lot 14.01, commonly known as the "Meer Tract", consists of approximately 35 acres of vacant land (and officially subdivided as 33.81 acres) which have been Court-ordered and approved for a multi-family inclusionary development containing 360 residential units. Accordingly, approximately 146 acres of land remains on the former portion of Meer Tract known as Block 5105, Lot 14.02. Due to the significant site development cost, and the inability to develop this site for the past ten years, this AH-1 Affordable Housing Overlay Zone provides for contiguous property owners, or the owners of the tract, to the 33.81 acres of inclusionary development to engage in the use of mining and quarrying, providing that, as a prerequisite, the use includes extensive site preparation of the 33.81 acres or a donation of land to the Borough or developer for the purpose of subsidizing the development costs in an expedited manner for the Affordable Housing development of the Meer Tract. Such site preparation, which is defined as extraction and grading, must be in accordance with a commitment to develop the Affordable Housing as to the Meer Tract and the corresponding site preparation must be completed in order to qualify for this AH-1 Affordable Housing Overlay Zone.

The 2015 Re-Examination Amendment details the consistency of the plan with the Master Plans of adjacent communities, specifically the Boroughs of Wanaque and Pompton Lakes. Given the Study Area's proximity to the municipal boundary, the land use policy in the adjacent Boroughs should be evaluated as well.

The objectives from Wanaque Borough 2010 Master Plan Re-Examination Report that are relevant to the Study Area are as follows:

"To encourage the development of appropriate commercials, industrial, employment and recreational facility to serve the needs of all Borough residents and help maintain a stable tax base."

"To provide specific regional commercial sites that will encourage regional commercial development without adversely impacting the surrounding neighborhood communities."

The goals and objectives from Pompton Lakes Borough that are relevant to the Study Area are as follows:

"Create opportunity for new investment in existing, non-residential areas."

Although not directly applicable to the redevelopment of the Study Area, it is important to note that redevelopment is not inconsistent with the land use policy of adjacent municipalities.

APPENDIX A



APPENDIX B





SITE VIEWS
BUILDING I, BUILDING II & BUILDING III



SITE VIEWS
BUILDING II, COURTYARD & BUILDING III



COURTYARD



VIEW FROM UNION AVENUE



VIEW FROM UNION AVENUE



VIEW FROM UNION AVENUE



VIEW FROM UNION AVENUE



BUILDING I



BUILDING I





BUILDING II



MAIN ENTRANCE BUILDING II



BUILDING III



BUILDING III



Public Hearing:

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

Linda Huntley – 86 Van Dam Avenue, Bloomingdale

Made the following inquiries:

- Electronics used if lithium batteries and possibly contamination
- Concerned if a hotel is built it will create competition for local businesses
- Asked for the water tower location
- Asked if there would be wireless communication towers through the borough
- Uses of hotel rooftop
- Stated concern that there would be 4 signs on the street
- Why so many parking spaces
- Wanted to see the rendering of the spaces

Councilwoman Schubert –

- Questioned if the town can stop lithium battery stored at the warehouse

Councilman Catalano –

- Liked the use of the property but believes this ordinance should also be tabled.

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

Adoption:

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

C. Second/Final Reading & Public Hearing:

Ordinance No. 18-2025: Amend Ch 2 Rec Fees (Lacross program)

The Administrative Assistant, Aimee Greenspan, read the Public Notice statement.

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

**ORDINANCE NO. 18-2025
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 2, ADMINISTRATION, SECTION 2-64.11 FEES FOR
RECREATION PROGRAMS, OF THE CODE OF THE BOROUGH OF
BLOOMINGDALE**

WHEREAS, the Borough Code currently sets forth certain fees for programs sponsored and/or run by the Borough Recreation Department; and

WHEREAS, the purpose of this amendment is to add “Lacrosse Program” under the fees for Additional Programs per the request of the Recreation Director; and

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. Section 2-64.11 Fees for Recreational Programs, Section A. ‘Additional Programs’ shall be amended to *add* the aforementioned programs as follows:

§2-64.11 Fees for Recreational Programs.

2-64.11 Fees for Recreational Programs.

a. With the advice and consent of the Mayor and Council, the Board shall have the ability to charge and collect fees ranging from \$0.00 to one hundred fifty (\$150.00) dollars from persons participating in the following Board sponsored recreational programs:

Additional Programs

Lacrosse Program Range from \$0 to \$300

All other portions of this Chapter of the Code 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 law shall take effect immediately upon final passage, approval and publication as required by law.

**BOROUGH OF BLOOMINGDALE
COUNTY OF PASSAIC
STATE OF NEW JERSEY**

ATTEST:

Breeanna Smith, Clerk

By: _____
John D’Amato, Mayor

Public Hearing:

At this time CATALANO 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 HUDSON made a motion to close the public hearing; motion was seconded by YAZDI and carried on voice vote all members voting AYE; none were opposed.

Adoption:

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

NEW BUSINESS

A. Adoption of Resolution No. 2025-6.16: Municipal Obligations

Motion: Ray Yazdi

Second: Dominic Catalano

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

B. Adoption of Resolution No. 2025-6.17: Endorsing 2025 Housing Plan

Motion: Dawn Hudson

Second: Ray Yazdi

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

C. Adoption of Resolution No. 2025-6.18: JS HELD (Biennial Groundwater Testing & Cert)

Motion: Dominic Catalano

Second: Ray Yazdi

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

- D. Adoption of Resolution No. 2025-6.19:** JS HELD (Soil Biennial Cert Inspection)
Motion: Dominic Catalano
Second: Ray Yazdi
Roll Call Vote: BRONKHURST (YES), CATALANO (YES), GRAZIANO (YES), HUDSON (YES), SCHUBERT (YES), YAZDI (YES)
- E. Adoption of Resolution No. 2025-6.20:** Renewal of Shared Service Agmt with BOE (SLEO)
Motion: David Bronkhurst
Second: Dominic Catalano
Roll Call Vote: CATALANO (YES), GRAZIANO (YES), HUDSON (YES), SCHUBERT (YES), YAZDI (YES), BRONKHURST (YES)
- F. Adoption of Resolution No. 2025-6.21:** Renewal of Shared Service Agmt with BOE (Snow Removal)
Motion: David Bronkhurst
Second: Dominic Catalano
Roll Call Vote: GRAZIANO (YES), HUDSON (YES), SCHUBERT (YES), YAZDI (YES), BRONKHURST (YES), CATALANO (YES)
- G. Adoption of Resolution No. 2025-6.22:** Re-appointment of SLEO (J. Tricoli)
Motion: Dawn Hudson
Second: David Bronkhurst
Roll Call Vote: HUDSON (YES), SCHUBERT (YES), YAZDI (YES), BRONKHURST (YES), CATALANO (YES), GRAZIANO (YES)

NON-AGENDA

- A. Adoption of Resolution No. 2025-6.23 Temp Budget Emergency**
Motion: Dawn Hudson
Second: Ray Yazdi
Roll Call Vote: SCHUBERT (YES), YAZDI (YES), 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:

- Bills list wasn’t available online yet
- Animals being found dead on Maple. Spoke to Lisa Perry who said it’s allowed but should be avoided (people poisoning risk)

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

MOTION FOR EXECUTIVE SESSION

Resolution 2025-6.24

A. One Matter – Atty/Client
Motion to enter executive session: Ray Yazdi
Second: David Bronkhurst
Voice Vote: all members present voting AYE; none were opposed.
[entered at 8:18 PM]
[resumed in open session at 8:57 PM]

GOVERNING BODY SCHEDULE

- A. June 24, 2025 6 PM – Special Meeting**

- B. July 15, 2025 7 PM – Regular Meeting
- C. August 19, 2025 7 PM – Regular Meeting

ADJOURNMENT:

Since there was no further business to be conducted, HUDSON moved to adjourn at 9:00PM; seconded by YAZDI and carried on voice vote with all Council Members voting AYE.

Breeanna Smith, RMC
Municipal Clerk

June 17, 2025 RESOLUTIONS

**RESOLUTION NO. 2025-6.6
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, STATE OF NEW JERSEY AUTHORIZING THE TAX COLLECTOR TO ISSUE ESTIMATED TAX BILLS FOR THE THIRD QUARTER INSTALLMENT OF 2024 TAXES

WHEREAS, N.J.S.A. 54:4-66.3, pursuant to Section 3 of P.L. 1994 c. 72 and 54:4-66.2, the Mayor and Council of the Borough of Bloomingdale has determined that the Tax Collector was not be able to complete the mailing and delivery of the tax bills by June 15, 2025 due to the absence of a certified tax rate; and

WHEREAS, The Tax Collector, in consultation with the Chief Financial Officer, has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3 and they have both signed a certification showing the tax levies for the previous year, and the range of permitted estimated tax levies; and

WHEREAS, in accordance with Chapter 72, P.L. 1994, the Tax Collector requests the Mayor and Council to approve the estimated tax levy of \$34,835,227.66 at a tax rate of \$4.776; which is between the mandated estimated range proposed by the Local Government Services. Approval will enable the Borough to meet its financial obligations, maintain the tax collection rate, and provide uniformity for tax payments and save the unnecessary cost of interest expenses on borrowing.

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

1. The Tax Collector of the Borough of Bloomingdale is hereby authorized and directed to prepare, and issue estimated tax bills for the Borough of Bloomingdale for the third quarter installment of 2025 taxes.
2. The entire estimated tax levy for 2025 is hereby set at \$34,835,227.66. The estimated tax rate for 2025 is hereby set at \$4.776
3. In accordance with the law, the third quarter installment of 2025 taxes shall not be subject to interest until the later of August 10 or the twenty-fifth calendar day after the date the estimated bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to the Tax Collector and Chief Financial Officer of the Borough of Bloomingdale for their records.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.7
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

***APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE
NEW JERSEY DEPARTMENT OF TRANSPORTATION
FOR ROADWAY IMPROVEMENTS TO CHARLES STREET, LAKESIDE AVENUE, WOODWARD
AVENUE, AND FICHTER STREET***

WHEREAS, the Bloomingdale Mayor and Council desire to construct road improvements to Charles Street, Lakeside Avenue, Woodward Avenue, and Fichter Street, including: upgrades to stormwater facilities; pavement resurfacing; repair of curbs where required; ADA curb ramp rehabilitation; traffic control signs; and, long-life traffic striping; and,

WHEREAS, 2026 Municipal Aid funds are available through the New Jersey Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Council of the Bloomingdale Borough, formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED, the Mayor and Clerk are hereby authorized to submit an electronic grant application, identified as MA-2026-Charles Fichter Lakeside Woodward-00300, to the New Jersey Department of Transportation on behalf of Bloomingdale Borough.

BE IT FURTHER RESOLVED, the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Bloomingdale Borough and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

My signature and the Clerk’s seal serve to acknowledge the above resolution and constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement as authorized by the resolution above.

ATTEST AND AFFIX SEAL _____
Clerk Presiding Officer
Breeanna Smith, RMC John D’Amato, Mayor

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.8
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**RESOLUTION AUTHORIZING THE PERSON-TO-PERSON LIQUOR LICENSE TRANSFER OF
LICENSE NO. 1601-33-012-006 FROM SALINA INC. (POCKET LICENSE) TO PAGLIARULO,
SALVATORE**

WHEREAS, an application has been filed for a person-to-person transfer of Plenary Retail Consumption License No. 1601-33-012-006, heretofore issued to SALINA INC. (pocket license / no premises); and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority has reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Bloomingdale does hereby approve, effective May 26, 2025, the transfer of the Plenary Retail Consumption License No. 1601-33-012-006 to PAGLIARULO SALVATORE.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.9
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO MILLENNIUM STRATEGIES FOR THE PREPARATION OF A GRANT APPLICATION: FIREHOUSE SUBS – PUBLIC SAFETY FOUNDATION GRANT PROGRAM

WHEREAS, the Borough is desirous of applying for grant funds through the Firehouse Subs – Public Safety Foundation Grant Program to be used for the purchase of Firefighter turnout gear; and

WHEREAS, the Borough has appointed Millennium Strategies to provide grant research and support; and

WHEREAS, Millennium Strategies submitted a quote to the Business Administrator for the preparation of the grant application for the Firehouse Subs – Public Safety Foundation Grant Program, and the maximum amount for services under this contract shall not exceed \$2,250.00; and

WHEREAS, the Chief Financial Officer or their designee has certified the availability of funds in the annexed in the certification; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. §40A:11-1 *et seq.*) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself be available for public inspection.

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

Section 1. The contract with Millennium Strategies is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. §40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.

Section 2. Millennium Strategies shall provide professional grant writing services to the Borough as set forth in its proposal of March 27, 2025.

Section 3. A notice of this action shall be printed once in the legal newspaper of the Borough of Bloomingdale as required by law.

Section 4. A copy of this Resolution shall be provided to the Finance Department & Millennium Strategies for their information and guidance.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

RESOLUTION NO. 2025-6.10
OF THE GOVERNING BODYOF
THE BOROUGH OF BLOOMINGDALE

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, STATE OF NEW JERSEY AUTHORIZING REDEMPTION AND CANCELLATION OF TAX TITLE LIEN CERTIFICATES

WHEREAS, the Tax Collector has reported receiving the amounts shown below for the redemption of the respective lien(s); and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Bloomingdale that the proper officers be and are hereby authorized and directed to pay the indicated amount to the holder of the lien certificate as hereinafter shown below:

Certificate No.	Certificate Date	Block / Lot	Reimbursement Amount	Pay to Lien Holder	FORM-1099
23-00002	12/11/24	3007/8	\$2,390.46 Certificate \$ 900.00 Premium \$3,290.46 Total	RTLf-NJ II LLC PO BOX 71054 CHICAGO, IL 60694	\$94.77

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

RESOLUTION NO. 2025-6.11
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE

RENEWAL OF ALCOHOLIC BEVERAGE LICENSES FOR 2025-2026 TERM

WHEREAS, the Governing Body of the Borough of Bloomingdale has been informed by the Municipal Clerk that the following names, persons and corporations have made application for the renewal of their alcoholic beverage licenses; and

WHEREAS, said application is accompanied by the necessary municipal fee; and

WHEREAS, the licensees have filed an application online with State Division of Alcoholic Beverage Control, together with the necessary \$200.00 fee for said Division; and

WHEREAS, a copy of the Tax Clearance Certificate has been received for the applicant from the State of New Jersey Department of Taxation; and

WHEREAS, no objections have been filed in writing with the Municipal Clerk against the granting of this renewal and no objections being heard hereto;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Bloomingdale that the Municipal Clerk be and is hereby authorized to renew the alcoholic beverage license of the following place:

PLENARY RETAIL CONSUMPTION

Licensee:	Establishment:	Address:	License Number:
ALIJA GROUP, LLC	Krios	60/60A Main St	1601-33-007-013

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			
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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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.12
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND GENERAL RELEASE TO RESOLVE LITIGATION INVOLVING THE BOROUGH OF BLOOMINGDALE

WHEREAS, Sherry Gallagher instituted litigation against the Borough of Bloomingdale on or about May 18, 2023; and

WHEREAS, the parties have negotiated an acceptable agreement resolving the matter.

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

Section 1. The Mayor and Borough Clerk are hereby authorized to execute the agreement between the parties.

Section 2. The Borough Administrator is hereby authorized to take whatever actions are necessary to effectuate the purpose of this Resolution and finalize the settlement.

Section 3. A copy of this Resolution shall be provided to Plaintiff’s counsel for their information and guidance.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.13
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

DECLARING AN EMERGENCY – FOR PURPOSES OF AWARDING A CONTRACT(S) FOR IMMEDIATE REPAIRS RELATED TO WATER MAIN BREAK ON MAIN AND UNION

WHEREAS, the Governing Body (“Governing Body”) of the Borough of Bloomingdale (“Borough”) finds and declares an emergency situation has developed with regard to a water main break on Main Street and Union Avenue; and

WHEREAS, the Governing Body further finds and declares that this poses an imminent threat to the public health, safety and welfare of an emergent nature that warrants immediate remedial action; and

WHEREAS, the Governing Body further finds and declares that N.J.S.A. 40A:11-6 authorizes a municipality to negotiate and/or award a contract without public advertisement when an emergency affecting the public health, safety or welfare requires the immediate performance of services; and

WHEREAS, the Governing Body further finds and declares that the Department of Public Works, acting in the reasonable belief that an emergency affecting the public health, safety and welfare requires immediate remedial action without public advertisement for services;

WHEREAS, the Governing Body further finds and declares that the Department of Public Works, has appropriately recommended that the immediate repair of the water main break on Main Street and Union Avenue be remedied through the emergency award of contract to the following vendors:

Capitol Supply
Wallington Plumbing & Heating
Barrett Construction
Bob Tuit Paving & Landscape Design
FSC Leak Detection Inc.
Core & Main

WHEREAS, the emergency costs are not exceed \$10,900.00 and the CFO or their designee has certified the availability of funds;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Bloomingdale does hereby declare the existence of a public emergency warranting remediation through emergency contract awards to the above mentioned vendors.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

RESOLUTION NO. 2025-6.14
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE

DECLARING AN EMERGENCY – FOR PURPOSES OF AWARDING A CONTRACT(S) FOR IMMEDIATE REPAIRS RELATED TO WATER MAIN BREAK ON MAIN AND WALLACE

WHEREAS, the Governing Body (“Governing Body”) of the Borough of Bloomingdale (“Borough”) finds and declares an emergency situation has developed with regard to a water main break on Main Street and Wallace Avenue; and

WHEREAS, the Governing Body further finds and declares that this poses an imminent threat to the public health, safety and welfare of an emergent nature that warrants immediate remedial action; and

WHEREAS, the Governing Body further finds and declares that **N.J.S.A. 40A:11-6** authorizes a municipality to negotiate and/or award a contract without public advertisement when an emergency affecting the public health, safety or welfare requires the immediate performance of services; and

WHEREAS, the Governing Body further finds and declares that the Department of Public Works, acting in the reasonable belief that an emergency affecting the public health, safety and welfare requires immediate remedial action without public advertisement for services;

WHEREAS, the Governing Body further finds and declares that the Department of Public Works, has appropriately recommended that the immediate repair of the water main break on Main Street and Wallace Avenue be remedied through the emergency award of contract to the following vendors:

Capitol Supply
Barrett Construction
Bob Tuit Paving & Landscape Design
FSC Leak Detection Inc.

WHEREAS, the emergency costs are not exceed \$8,700.00 and the CFO or their designee has certified the availability of funds;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Bloomingdale does hereby declare the existence of a public emergency warranting remediation through emergency contract awards to the above mentioned vendors.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.15
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

DECLARING AN EMERGENCY – FOR PURPOSES OF AWARDING A CONTRACT(S) FOR IMMEDIATE REPAIRS RELATED TO WATER MAIN BREAK ON REEVE AVENUE

WHEREAS, the Governing Body (“Governing Body”) of the Borough of Bloomingdale (“Borough”) finds and declares an emergency situation has developed with regard to a water main break on Reeve Avenue; and

WHEREAS, the Governing Body further finds and declares that this poses an imminent threat to the public health, safety and welfare of an emergent nature that warrants immediate remedial action; and

WHEREAS, the Governing Body further finds and declares that **N.J.S.A. 40A:11-6** authorizes a municipality to negotiate and/or award a contract without public advertisement when an emergency affecting the public health, safety or welfare requires the immediate performance of services; and

WHEREAS, the Governing Body further finds and declares that the Department of Public Works, acting in the reasonable belief that an emergency affecting the public health, safety and welfare requires immediate remedial action without public advertisement for services;

WHEREAS, the Governing Body further finds and declares that the Department of Public Works, has appropriately recommended that the immediate repair of the water main break on Reeve Avenue be remedied through the emergency award of contract to the following vendors:

**Capitol Supply
Barrett Construction
Bob Tuit Paving & Landscape Design
FSC Leak Detection Inc.**

WHEREAS, the emergency costs are not exceed \$6,500.00 and the CFO or their designee has certified the availability of funds;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Bloomingdale does hereby declare the existence of a public emergency warranting remediation through emergency contract awards to the above mentioned vendors.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

RESOLUTION NO. 2025-6.16									
OF THE GOVERNING BODY OF									
THE BOROUGH OF BLOOMINGDALE									
Authorizing Payment of Municipal Obligations									
WHEREAS, the Governing Body ("Governing Body") of the Borough of Bloomingdale ("Borough") finds and declares that certain municipal obligations have come due and are now payable; and									
WHEREAS, the Governing Body further finds and declares that said obligations have been itemized on the annexed schedules, which are hereby deemed part of this Resolution;									
NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Bloomingdale does hereby authorize payment of said municipal obligations, in accordance with the recommendations of the Chief Financial Officer and the Borough Treasurer, from the following accounts and in the following amounts:									
BILLS LIST					PREPAID				
LIST									
CURRENT		\$1,759,922.88			CURRENT		\$658,525.17		
UTILITY		\$55,671.18			UTILITY		\$29,892.23		
CAPITAL		\$318,264.19			OPEN SPACE				
CAPITAL UTILITY		\$6,350.00			TRUST ACCOUNT		\$10,550.00		
TRUST		\$15,781.36			RECYCLING		\$640.84		
DOG TRUST		\$75.00			DOG TRUST				
RECREATION		\$2,401.75			UNEMPLOYMENT		\$261.84		
ROSE FUND		\$37,474.28			CAPITAL		\$2,362.50		
RECYCLING		\$450.00			WATER CAPITAL				
UNEMPLOYMENT		\$5,892.50			RECREATION				
AFFORDABLE HOUSING		\$3,500.20			CAPITAL ASSESSMENT				
TOTAL		\$2,205,783.34			TOTAL		\$702,232.58		
Record of Council Vote on Passage									
COUNCILPERSON	AYE	NAY	Abstain	Absent	COUNCILPERSON	AYE	NAY	Abstain	Absent
Bronkhurst	X				Hudson	X			
Catalano	X				Schubert	X			
Graziano	X				Yazdi	X			
recusals are listed in the official minutes									
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 Tuesday, June 17, 2025.									
Aimee Greenspan									
Administrative Assistant, Borough of Bloomingdale									

RESOLUTION NO. 2025-6.17

OF THE GOVERNING BODY OF

THE BOROUGH OF BLOOMINGDALE

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC AND STATE OF NEW JERSEY, ENDORSING THE 2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE BOROUGH OF BLOOMINGDALE PLANNING BOARD ON JUNE 4, 2025.

WHEREAS, in 2024 the New Jersey Legislature amended the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. through the adoption of P.L. 2024, c.2 (“FHA”); and

WHEREAS, amongst other things, P.L. 2024, c. 2 abolished the Council on Affordable Housing (COAH), created the Affordable Housing Dispute Resolution Program (Program) and established new procedures and deadlines for municipalities to come into compliance with the FHA and the *Mount Laurel* doctrine for each future ten-year affordable housing round beginning with the Fourth Round, which starts on July 1, 2025 and ends on June 30, 2035; and

WHEREAS, in December 2024 the Administrative Office of the Courts issued Directive #14-24, which sets forth additional procedures all municipalities must follow to be in compliance with the FHA in order to maintain immunity from exclusionary zoning and builder’s remedy litigation through the Program process set forth in P.L. 2024, c.2; and

WHEREAS, amongst other things, Directive #14-24 and P.L. 2024, c. 2, require each municipality to adopt a binding resolution setting forth its Fourth-Round present and prospective need obligations and file a declaratory judgment action with the Program through the New Jersey e-courts system by no later than February 3, 2025, and thereafter each municipality must adopt a Fourth Round Housing Element and Fair Share Plan and file same with the Program on or before June 30, 2025; and

WHEREAS, in compliance with P.L. 2024, c. 2 and Directive #14-24, the Borough of Bloomingdale timely adopted a resolution setting forth the Borough’s pre-credited/unadjusted Fourth Round affordable housing obligations on January 21, 2025 and on January 23, 2025 the Borough uploaded same to the Program and filed a declaratory judgment action with the Program, which is entitled In re Borough of Bloomingdale, Docket No.: PAS-L- 000283-25 (Borough’s “2025 Action”); and

WHEREAS, on May 1, 2025 Passaic County Mount Laurel Judge, the Honorable Darren J. Del Sardo, P.J.Civ., issued an Order in the Borough’s 2025 Action fixing the Borough’s Fourth Round pre-credited/unadjusted Present Need Obligation at “0” and gross Prospective Need Obligation at “310” and which Order directs the Borough to adopt is Fourth Round Housing Element and Fair Share Plan and upload same to the Program on or before June 30, 2025; and

WHEREAS, in accordance with the requirements of Directive #14-24 and P.L. 2024, c.2, and the Order issued by Judge Del Sardo, the Borough’s Municipal Planner has since prepared the Borough’s 2025 Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, on timely prior notice to the public on June 4, 2025, the Borough of Bloomingdale Planning Board adopted the Borough’s 2025 Fourth Round Housing Element and Fair Share Plan following a public hearing thereon, all in accordance with the requirements of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., N.J.S.A. 40:49-2.1 of the Home Rule Act and the applicable provisions of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the Fair Housing Act, N.J.S.A. 52:27D-301 et seq.; and

WHEREAS, the Borough Council of the Borough of Bloomingdale has since reviewed the 2025 Fourth Round Housing Element and Fair Share Plan, and now desires to endorse the 2025 Fourth Round Housing Element and Fair Share Plan previously adopted by the Borough of Bloomingdale Planning Board on June 4, 2025.

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

1. The Borough does hereby endorse the 2025 Fourth Round Housing Element and Fair Share Plan adopted by the Borough of Bloomingdale Planning Board on June 4, 2025.
2. The Borough Municipal Attorney is hereby directed to file the Borough’s 2025 Fourth Round Housing Element and Fair Share Plan, this resolution and all relevant supporting documentation and exhibits with the Program in the Borough’s 2025 Action in accordance with the requirements of Directive #14-24 and P.L. 2024, c. 2.
3. Should any challenge to the Borough’s 2025 Fourth Round Housing Element and Fair Share Plan be filed, the Borough Municipal Attorney and Municipal Planner are hereby directed to defend the Borough against such challenge(s) and take all necessary steps in furtherance thereof.
4. The Borough Municipal Attorney, Municipal Planner and all other appropriate officials, employees and other professionals of the Borough are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution such that the Borough maintains its immunity from exclusionary zoning and builder’s remedy.
5. A certified copy of this resolution and the Borough’s 2025 Fourth Round Housing Element and Fair Share Plan shall remain on file with the Borough for the purpose of public inspection, and shall be uploaded to the Borough’s website in accordance with the requirements of the FHA and Directive #14-24.
6. Notice of this action shall be published in the official newspapers for the Borough of Bloomingdale.
7. This Resolution shall take effect immediately

Adopted: June 17, 2025

Brecanna Smith, RMC
Municipal Clerk, Borough of Bloomingdale

John D’Amato, Mayor

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.18
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, AND STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN PROFESSIONAL SERVICE CONTRACT FOR THE NJDEP BIENNIAL GROUNDWATER TESTING & CERTIFICATION AT 188 UNION AVENUE (DPW)

WHEREAS, the Borough of Bloomingdale has a need to appoint a Professional Services Contract as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

WHEREAS, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

WHEREAS, the Borough Engineer recommends J.S. HELD LLC to provide services as they relate to the Borough’s NJDEP Biennial Groundwater Testing & Certification for 188 Union Avenue (Department of Public Works) as outlined in their May 22, 2025 proposal; and

WHEREAS, J.S. HELD LLC has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Bloomingdale with the elected officials in the previous one year, and that the contract will prohibit the firm of J.S. HELD LLC. from making any reportable contributions through the term of the contract; and

WHEREAS, the Borough Treasurer has certified the availability of funds as evidenced in the annexed certification in an amount not to exceed \$5,980.00; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Bloomingdale, County of Passaic, State of New Jersey authorizes the Mayor and Municipal Clerk to enter into a contract with J.S. HELD LLC of 5 Marine View Plaza Suite 401, Hoboken, NJ 07030; and

BE IT FURTHER RESOLVED, that the contract, resolution and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in the Borough’s legal newspaper.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.19
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

RESOLUTION OF THE BOROUGH OF BLOOMINGDALE, COUNTY OF PASSAIC, AND STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN PROFESSIONAL SERVICE CONTRACT FOR THE NJDEP SOIL BIENNIAL CERTIFICATION INSPECTION AT 188 UNION AVENUE (DPW)

WHEREAS, the Borough of Bloomingdale has a need to appoint a Professional Services Contract as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

WHEREAS, the Local Public Contracts law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

WHEREAS, the Borough Engineer recommends J.S. HELD LLC to provide services as they relate to the Borough’s NJDEP Soil Biennial Certification Inspection for 188 Union Avenue (Department of Public Works) as outlined in their May 22, 2025 proposal; and

WHEREAS, J.S. HELD LLC has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Borough of Bloomingdale with the elected officials in the previous one year, and that the contract will prohibit the firm of J.S. HELD LLC. from making any reportable contributions through the term of the contract; and

WHEREAS, the Borough Treasurer has certified the availability of funds as evidenced in the annexed certification in an amount not to exceed \$2,400.00; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Bloomingdale, County of Passaic, State of New Jersey authorizes the Mayor and Municipal Clerk to enter into a contract with J.S. HELD LLC of 5 Marine View Plaza Suite 401, Hoboken, NJ 07030; and

BE IT FURTHER RESOLVED, that the contract, resolution and other pertinent documents shall remain on file in the office of the Municipal Clerk; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in the Borough’s legal newspaper.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.20
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 BLOOMINGDALE PUBLIC SCHOOL DISTRICT BOARD OF EDUCATION FOR S.L.E.O CLASS III OFFICER SERVICES

WHEREAS, the Bloomingdale Public School District Board of Education has a need to continue the use of a SLEO Class III Officer throughout the public school district in Bloomingdale; and

WHEREAS, the Borough of Bloomingdale has established the position and provided the associated services for same as set forth in the School Security/ S.L.E.O. Law Enforcement Officer Shared Services Agreement negotiated between the parties; and

WHEREAS, in enacting the “Uniform Shared Services and Consolidation Act,” N.J.S.A. §40A:65-1 *et seq.*, the New Jersey Legislature has permitted municipalities to enter into agreements to provide or receive services to/from one another or other local units as a means to reduce municipal expenses; and

WHEREAS, accordingly, the Borough of Bloomingdale and the Bloomingdale Public School District Board of Education desire to enter into this School Security/ S.L.E.O. Law Enforcement Officer Shared Services Agreement (“Agreement”) and provide school security associated services for the Bloomingdale Public School District Board of Education.

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 Bloomingdale Public School District Board of Education for school security/ SLEO Class III Officer services for a term of July 1, 2025 through June 30, 2026.
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 June 17, 2025.

Aimee Greenspan

Administrative Assistant, Borough of Bloomingdale

RESOLUTION NO. 2025-6.21

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 BLOOMINGDALE BOARD OF

EDUCATION FOR SNOW PLOWING AND SALTING SERVICES

WHEREAS, the Bloomingdale Board of Education (“Board”) has a need for snow clearing and salting services to be performed at its school properties in Bloomingdale; and

WHEREAS, the Borough of Bloomingdale Department of Public Works has the necessary equipment and is capable of and able to perform such services for the Board; and

WHEREAS, in enacting the “Uniform Shared Services and Consolidation Act,” N.J.S.A. §40A:65-1 *et seq.*, the New Jersey Legislature has permitted municipalities to enter into agreements to provide or receive services to/from one another or other local units as a means to reduce municipal expenses; and

WHEREAS, accordingly, the Borough of Bloomingdale and the Bloomingdale Board of Education desire to enter into this Interlocal Shared Services Agreement (“Agreement”) through which the Borough of Bloomingdale Department of Public Works shall perform snow plowing and salting services for the Bloomingdale Board of Education.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey that the Mayor and Borough Clerk are hereby authorized to execute an Interlocal Shared Services Agreement with the Bloomingdale Board of Education for snow plowing and salting services; and

BE IT FURTHER RESOLVED that the Interlocal 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.

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			

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Aimee Greenspan

Administrative Assistant, Borough of Bloomingdale

RESOLUTION NO. 2025-6.22

OF THE GOVERNING BODY OF

THE BOROUGH OF BLOOMINGDALE

RESOLUTION REAPPOINTING JAMES E. TRICOLI TO SERVE AS A SPECIAL LAW ENFORCEMENT

OFFICER CLASS III FOR THE BOROUGH OF BLOOMINGDALE POLICE DEPARTMENT

WHEREAS, James E. Tricoli has served as a Class III Special Law Enforcement Officer for the Bloomingdale Police Department to provide security in the public schools; and

WHEREAS, the Chief of Police recommends the re-appointment of Officer James E. Tricoli; and

NOW THEREFORE BE IT RESOLVED the Governing Body of the Borough of Bloomingdale does hereby authorize the following:

- 1. James E. Tricoli is hereby re-appointed to serve as a SLEO Class III Officer for the Bloomingdale Police Department for the 2025-2026 school year.
- 2. The salary for this position shall be \$42,864.00.
- 3. The term shall be from July 1, 2025 – June 30, 2026.

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

**RESOLUTION NO. 2025-6.23
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE**

**EMERGENCY RESOLUTION
N.J.S.A.40A:4-20 (TEMPORARY APPROPRIATIONS)**

WHEREAS, pursuant to N.J.S.A. 40a:4-19 the Borough council of the Borough of Bloomingdale adopted Resolutions to provide temporary funds for the period from January 1, 2025 until the adoption of the Operating Budget for the Borough of Bloomingdale, New Jersey; and

WHEREAS, additional appropriations will be required from June 17, 2025 until the adoption of the budget; and

WHEREAS, N.J.S.A. 40A:4-20 provides that the governing body by two-thirds vote may make temporary emergency appropriations for any purpose for which appropriations may lawfully be made for the period between the beginning of the current fiscal year and the date of the adoption of the budget for said year;

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF BLOOMINGDALE, NEW JERSEY, that:

- 1. The governing body by a two-thirds vote of its full membership hereby amends its temporary budget by making the following emergency temporary appropriations:

CURRENT FUND \$8,000,000.00
WATER AND SEWER UTILITY FUND \$3,500,000.00
- 2. This action shall take effect June 17, 2025.
- 3. A copy of this resolution shall be immediately filed with the Director of Local Government Services by the Borough Clerk of the Borough of Bloomingdale.

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			

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Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale

RESOLUTION NO. 2025-6.24
OF THE GOVERNING BODY OF
THE BOROUGH OF BLOOMINGDALE

MOTION FOR EXECUTIVE SESSION

WHEREAS, prior to the conclusion of this Council Meeting, the Governing Body shall meet in Executive Session, from which the public shall be excluded, to discuss matters as permitted pursuant to N.J.S.A. 10:4-12, sub-section (s) (b):

1. Confidential or excluded matters, by express provision of Federal law or State statute or rule of court.

2. A matter in which the release of information would impair a right to receive funds from the Government of the United States.

3. Material the disclosure of which constitutes an unwarranted invasion of individual privacy.

4. A collective bargaining agreement including negotiations.

5. Purchase, lease or acquisition of real property, setting of banking rates or investment of public funds, where it could adversely affect the public interest if disclosed.

6. Tactics and techniques utilized in protecting the safety and property of the public, if disclosure could impair such protection. Investigation of violations of the law.

7. Pending or anticipated litigation or contract negotiations other than in subsection b. (4) herein or matters falling within the attorney-client privilege.

8. Personnel matters.

9. Deliberations occurring after a public hearing that may result in penalties.

❖ The time when the matter(s) discussed pursuant to Paragraph 1 hereof can be disclosed to the public is as soon as practicable after final resolution of the aforesaid matter(s).

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Bloomingdale, pursuant to the Open Public Meetings of the State of New Jersey, as follows:

- 1) The Borough Council shall hold an early closed session from which the public shall be excluded on June 17, 2025.

2) The general nature of the subjects to be discussed at said closed session shall be related to N.J.S.A. 10:4-12(b): (7) Contract Negotiations (M&T)

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 June 17, 2025.

Aimee Greenspan
Administrative Assistant, Borough of Bloomingdale