**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Agenda

Regular Meeting 7:30pm

September 27, 2023

**CALL TO ORDER**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of September 27, 2023 adequate advance notice of this meeting has been provided by publication in the Herald and News and also posted on the bulletin board at the Council Chamber entrance in the Municipal Hall of the Borough of Bloomingdale, Passaic County, in compliance with the New Jersey Open Meetings Act, N.J.S.A. 10:4-6 seq.

**FIRE CODE**

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

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

James W Croop Barry Greenberg Wayne Hammaker\* Mayor D’Amato

Mark Crum Craig A Ollenschleger Brian Guinan\*

Bill Steenstra Edward Simoni Robert Lippi\*

Bill Graf Margaret Covert\* Dominic Catalano

**MINUTES**

8-23-23

**PUBLIC HEARING**

**#715** Gjoni Construction, LLC 120-124 Main Street Block 5059 Lot 12,13,14

**RESOLUTION**

* EXTENSION OF MINOR SUBDIVISION/LOT LINE   
  ADJUSTMENT APPROVAL FOR BLOCK 5105 LOT 14.01

**RESOLUTION**

- APPOINTING ELIZABETH K. McMANUS, P.P., A.I.C.P., LEED, AP, OF

KYLE McMANUS ASSOCIATES, LLC TO PREPARE A MASTER PLAN

AND TO APPEAR AT A PUBLIC HEARING AND TO COMPLY

WITH ALL OF THE REQUIREMENTS OF THE

MUNICIPAL LAND USE LAW RELATIVE TO THE ADOPTION OF A MASTER PLAN PURSUANT TO N.J.S.A. 40:55D-28

**PENDING APPLICATIONS**

**#702** Tri Boro Dental (Sluka) 40 Main Street Block 5088 Lot 4

**#704** 8 First Street LLC – 15 Hamburg Tpk Block 3032 Lot 3 (letter sent)

**#708** 38 Main Street LLC 38 Main Street Block 5088 Lot 5 (letter sent)

**#717** 46 Star Lake Road, LLC 46 Star Lake Road Block 3035 Lot 33

**#718** Lidija & Stojan Kotevska 54 Highland Ave. Block 3017 Lot 4

**#719** Green Paradise Therapy 217A Hamburg Tpk Block 3012 Lot 7

**BILLS**

*Darmofalski –* ***App #708 38 Main St LLC $1870, App #717 46 Star Lake Road LLC $260, App #715 Gjoni Construction LLC $2600, App #719 Green Paradise Therapy LLC $130, App #718 Kotevska $1170***

*Brigliadoro-* ***App #715 Gjoni Construction LLC $720, App #688 Two Thirty Seven LLC $128, App #717 46 Star Lake Road LLC $144,*** Area in Need of Redevelopment Study$432, Review documents for Kliphouse Agricultural Management Application $672, Master Plan Resolution $112 ***(escrow account)***

**NEW BUSINESS**

* Distribute revised draft copy of Meer Tract Area in Need of Redevelopment Preliminary Investigation Report dated 9/11/23. Public Hearing Date: Special Meeting at 7:30pm on 10/18/23

**PUBLIC DISCUSSION**

**ADJOURNMENT**