**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

January 22, 2025

**CALL TO ORDER @7:32 PM**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of January 22, 2025, 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 PRESENT (\*denotes alternate)**

James W Croop Barry Greenberg Mayor D’Amato Maggie Covert

Mark Crum Craig Ollenschleger (7:53) Brian Guinan Dominic Catalano

Bill Steenstra Edward Simoni Wayne Hammaker Robert Lippi

Bill Graf

**MINUTES**

**11/18/24**

A motion is made by Comm. Greenberg, 2nd by Comm. Croop, to approve minutes of the 11/13/24 meeting. Voice vote shows all in favor.

**1/8/25**

A motion is made by Comm. Croop, 2nd by Comm. Crum, to approve the minutes of the 12/8/25 meeting. Voice vote shows all in favor.

**SEATING OFALTERNATES**

No alternates seated

**DISCUSSION OF RFP’S TO HIRE PLANNER FOR MASTER PLAN**

A motion is made by Mayor D’Amato, 2nd by Comm. Catalano, to go into an executive session at 7:45 PM. Roll call shows 12-0 in favor.

EXECUTIVE SESSION

(For the record, Comm. Ollenschleger arrives at 7:53 PM)

A motion is made by Comm. Croop, 2nd by Mayor D’Amato, to come out of executive session at 8:17 PM. The purpose of the executive session was to discuss matters of personnel. Roll call shows 12-0 in favor.

A motion is made by Comm. Greenberg, 2nd by Comm. Hammaker, to go out for RFP’s to hire a planner for the Master Plan. Roll call shows ten board members in favor with two abstentions by Comm. Catalano and Ollenschleger and one No vote by Comm. Steenstra.

(5-minute break)

The meeting is called back to order at 8:24 PM.

**PUBLIC HEARING**

(Seated: Croop, Crum, Steenstra, Graf, Greenberg, Ollenschleger, Simoni)

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

Tom Molica, applicants’ attorney, says good evening to the board and states that he has worked with the board’s attorney, Rich Brigliadoro, to come up with some principal permitted uses.

He goes on to say that they used Bloomingdale’s current M1 Zone Ordinance Chapter 92, Section 56(3) Principal Permitted Uses.

(3) Manufacturing, assembly or packing of products from previously prepared materials, such as cloth, plastics, paper, leather, precious or semi-precious metals and stones.

Mr. Molica states that he thinks this is a good use of a property that has been sitting for years. Mr. Steimel is prepared to do this project in hopes that the board will grant approval.

Chairman Simoni reads into the record the permitted uses:

1. Fabrication, assembly, packaging, shipping and/or receiving of products from previously prepared materials such as cloth, plastics, electronic components, electric, paper, leathers, precious or semi-precious metal or stones, lumber, wood products, and building materials, conducted wholly within and enclosed in the Shippee Commons building and on the first floor only, with ancillary office use related to the same.
2. Storage and moving of equipment, supplies, products, and contents of the first-floor commercial tenants of the Shippee Commons building, and storage of personal items and chattels for the residential tenants of the Shippee Commons building.

Comm. Ollenschleger is concerned about the potential of it being a sheet metal shop and the noise it might create.

Mr. Molica states that Mr. Steimel is not going to want noise.

Chairman Simoni addresses Mr. Steimel, who is previously under oath, asking if he fabricates and installs sheet metal and duct work.

Mr. Steimel responds that he sometimes does siding and duct work. He states that if the issue is noise, everything will be done in the building, not outside.

Comm. Graf states that the use variance could outlast your business.

Mr. Steimel states that he understands and that he has building rules and one of them is sound. He will have policies in place to protect the residents above from the noise. The building will be self-policing as the residents will be the first to call if there is too much noise.

Comm. Greenberg asks if there are sound requirements.

Mr. Steimel states that there would be no noise allowed from the hours of 8 PM to 8 AM.

Mr. Molica asks Mr. Steimel if he plans to install sound features.

Mr. Steimel states that he will be soundproofing between the floors. He adds that the existing building is all masonry block so it’s pretty quiet outside.

Comm. Greenberg states that once business is approved and a resident complains, what can actually be done? It will be a tough situation.

Chairman Simoni states that when you do a project, all duct work would have to be pre-sized and pre-fitted. If you are doing a big project, it will be subbed out. There would not be room for a big duct work facility in a 7500 sq ft space.

Mr. Molica states that physical and market restraints are going to limit the 1st floor use.

At this time, Mr. Molica states that the applicant agrees to change the ordinance to read as follows:

1. Fabrication, assembly, packaging, shipping and/or receiving of products from previously prepared materials such as cloth, plastics, electronic components, electric, paper, leathers, ~~precious or semi-precious metal or stones~~, lumber, wood products, and building materials, conducted wholly within and enclosed in the Shippee Commons building and on the first floor only, with ancillary office use related to the same. Precious or semi-precious metal fabrication shall only be permitted as an accessory use on the first floor only.
2. Storage and moving of equipment, supplies, products, and contents of the first-floor commercial tenants of the Shippee Commons building, and storage of personal items and chattels for the residential tenants of the Shippee Commons building.

At this time, Chairman Simoni asks if there are any further questions or comments from the board.

Comm. Croop states that he is good with the change of wording for (2) and is glad there will be storage for the residents. He feels that is important.

Seeing no other comments, Mr. Molica thanks the board and its professionals and urges them to grant the site plan and variance relief.

Mr. Brigliadoro states for the record that a favorable motion of this application requires a D-1 variance for commercial use, and C variance to allow 13 apartments with 2 affordable (variance not needed for 3-bedroom), preliminary and final site plan approval, variances for front yard and side yard, parking stall size from 10 x 20 to 9 x 18 proposed, variance to permit parking in front yard, variance to allow additional landscaping on western property line and variances for two proposed sign faces on building and one monument sign.

Mr. Molica states that he agrees and adds that the applicant agrees to any conditions of approval set forth on the record.

A motion is made by Comm. Crum, 2nd by Comm. Greenberg, to open the meeting to public for questions or comments on application #717. Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Croop, 2nd by Comm. Crum, to close the meeting to public for questions or comments on application #717. Voice vote shows all in favor.

A motion is made by Comm. Croop, 2nd by Comm. Steenstra, to approve application #717 to include granting D variance, as it meets all the positive and negative criteria, and all bulk variances as stated on the record by Mr. Brigliadoro and to include all conditions and stipulations as set forth on record by the applicant. Roll call shows 7-0 in favor.

**PENDING APPLICATIONS**

#704 8 First Street LLC – 15 Hamburg Tpk Block 3032 Lot 3

#725 Nicholas Waller 23 Poplar Street Block 5099 Lot 8

**BILLS**

*Brigliadoro- Meeting Attendance 12/11/24 $564*

*Darmofalski -Meeting Attendance 12/11/24 $520*

A motion is made by Comm. Steenstra, 2nd by Comm. Greenberg, to pay bills as listed. Voice vote shows 11-0 in favor

**NEW BUSINESS**

None

**PUBLIC DISCUSSION**

A motion is made by Comm. Croop, 2nd by Comm. Crum, to open the meeting to the public.

Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Crum, 2nd by Comm. Croop, to close the meeting to the public. Voice vote shows all in favor.

**ADJOURNMENT**

A motion is made by Comm. Crum, 2nd by Comm. Greenberg, to adjourn the meeting at 9:30 PM. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board