**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting **7:00pm**

March 23, 2022

**CALL TO ORDER @7:03 pm**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of March 23, 2022 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 Craig Ollenschleger Wayne Hammaker\*

Mark Crum Edward Simoni Bob Lippi\* (7:20pm)

Bill Steenstra Margaret Covert\*

Bill Graf Dominic Catalano

**MEMBERS ABS/EXCUSED**

Rachel Frost

**APPROVAL OF MINUTES**

**2-23-22**

A motion was made by Comm. Graf, 2nd by Comm. Crum to approve minutes of 2/23/22 meeting. Voice vote shows all in favor with abstention by Comm. Greenberg.

**3-3-22**

A motion was made by Comm. Steenstra, 2nd by Comm. Cropp. Voice vote shows all in favor with 2 abstentions by Comm. Greenberg and Comm. Guinan

**SEATING OF ALTERNATES**

Brian Guinan is seated for Rachel Frost

**PUBLIC HEARING**

**#700** Kyle Morris Realty 93 Glenwild Ave Block 3046 Lot 30

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

Waiver Request

Board engineer, Tom Boorady goes over report pertaining to waivers requested.

The applicants engineer, Tyler Vandervalk is sworn in an accepted as a qualified engineer.

It is decided that a full waiver will be granted on item #11 (architectural drawings) and a partial waiver will be granted on item #23 (vicinity data)

A motion is made by Comm. Graf, 2nd by Comm. Steenstra to grant the following waiver requests on application #700. A full waiver of item #11 architectural drawings and a partial waiver on item #23 vicinity data. Voice vote shows all in favor.

Completeness

A motion is made by Comm. Steenstra, 2nd by Comm. Greenberg to deem application #700 complete and proceed with public hearing. Voice vote shows all in favor.

Public Hearing

James LaSala, attorney representing the applicant, gives a brief summary stating that this is a simple minor subdivision. 93 Glenwild Avenue used to be an old chicken farm with a small shed in the back. The only variance needed on one of the lots is for the front yard setback, which is pre-existing, non-conforming. There are no plans to develop at this time.

At this time Board Attorney, Richard Brigliadoro states that he reviewed the notice, and it appears in order and the board has jurisdiction to proceed.

Mr. Vandervalk states that the property is 1.1 acres located on the west side of Glenwild Ave in the R-10 zone and that all the surrounding properties are residential except of the garden center.

They plan to create one new buildable lot dedicating a small portion to the county right of way as part of the subdivision.

They will be in compliance with setbacks for the house. Utility connections will be provided to the street and they will also provide drainage recharge.

The only improvement to the parent lot is to relocate the sidewalk (walkway)

Passaic County had three stipulations that the applicant agreed to:

1. Dedication to the county right of way
2. Trench drains at end of driveway
3. Maintain 2% slope of driveway

Mr. LaSala stated that they would supply an application to the Borough water/sewer department.

 Mr. Boorady refers to the technical part of his report and states that he does not anticipate any issues with the water/sewer.

He states that revised plans will be needed, subject to approval, with any changes required. The revised plans should also include the county standards set forth on record in their report.

When revising the plans, he suggested that the turn around area for the new lot be put on the opposite side.

Comm. Simoni states that this section of Glenwild is wet and this could end up being one big lot absorbing water. Is there any water collection once lot is developed?

Mr. Vandervalk states that he believes that this can be done without any additional impact to the properties.

Comm. Croop states that the trench drains to the recharge collection.

Comm. Ollenschleger states for the record that Comm. Lippi arrived at 7:20pm.

Comm Croop states that he recalls when it was a chicken farm and asks if there is still a need for the coop.

The applicant would like to leave the structure for historical preservation.

Mr. LaSala states that the applicant agrees to remove the one shed which would make 3 accessory structures instead of 4.

Comm. Catalano would like to clarify variances needed.

Mr. Brigliadoro states that the applicant will be seeking 2 “C” variances.

Mr. Vandervalk states that this is a vastly oversized lot and can handle additional accessory structure. And that the front yard set back is only needed to open the front porch.

Mr. LaSala asks Mr. Vandervalk if he sees any negative impact.

Mr. Vandervalk states that he sees no negative impact as this has existed for many years.

At this time a motion is made by Comm. Crum, 2nd by Comm. Croop to open meeting to public for comment or questions of application #700. Voice vote shows all in favor.

Seeing no public, a motion is made by Comm. Greenberg, 2nd by Comm. Crum to close meeting to public for comment or questions of application #700. Voice vote shows all in favor.

A motion is made by Comm. Graf, 2nd by Comm. Steenstra to approve application #700 for minor subdivision at 93 Glenwild Avenue, granting of “c” variance for front yard setback and also for removing 1 of the 4 existing structures. Also based on testimony satisfying negative and positive criteria for “c” variance and final approval by county and that plan revisions are submitted and satisfactory to the board engineer. Roll call shows 9-0 in favor.

**RESOLUTION**

**#696** Damian & Edelmira Rodriguez 21 Union Ave Block 5064 Lot 16

A motion is made by Comm. Graf, 2nd by Comm. Steenstra to adopt and memorialize Resolution #696. Roll call shows 9-0 in favor.

**NEW BUSINESS**

* **Hire Planner**

A motion is made by Comm. Croop, 2nd by Comm. Graf to hire Elizabeth McManus of Kyle & McManus Associates (KMA) as planner for the board for 2022. Roll call shows 12-0 in favor

**PENDING APPLICATIONS**

**#688** JBA Landscape LLC 237 Hamburg Turnpike Block 3012 Lot 9

**#692** Daniel Mahler89 Main Street Block 5060 Lot 21

**#695** Leanne & Benjamin Scaturro 1 West Shore Road Block 2004 Lot 49

**#697** Robert & Jacqueline Rickard 9 Birch Road Block 4085 Lot 5

**#698** Van Grouw, Anthony & Karen 4 Anna Rose Court Block 2004 Lot 16

**#699** Deanne & John Martini 97 Vreeland Avenue Block 3017 Lot 20

**#701** KSL Lake House LLC 99 Demarest Road Block 4049 Lot 58

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

**#704** 8 First Street Bloomingdale LLC Block 3032 Lot 13

**#706** Bernadette Mastria 7 Anna Rose Court Block 2004 Lot 7

**#707** Jay Kliphouse 41 Buena Vista Block 4086 Lot 13

**BILLS**

*Darmofalski –*Mtg attend 2/23 $390, ***App #703 Finbar $260, App #707 Kliphouse $260,***

*Brigliadoro-* Mtg attend 2/23 $500, /review/research $380, ***App #703 Tilcon $1760, App#705 Roman $240, App #695 Scaturro $272***

*DMC Assoc****. – App # 700 Kyle Morris Survey $275***

 ***(escrow account)***

A motion is made by Comm. Greenberg, 2nd by Comm. Crum to pay bills as listed. Roll call shows 12-0 in favor

**PUBLIC DISCUSSION**

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

Seeing no public,

A motion is made by Comm. Crum, 2nd By Comm. Croop to close meeting to public.

Voice vote shows all in favor.

**ADJOURNMENT**

A motion is made by Comm. Croop, 2nd by Comm. Crum to adjourn meeting at 8:00pm. Roll call shows all in favor.

**Respectfully submitted,**

*Barbara Neinstedt Adubato, Secretary*

***Bloomingdale Planning Board***