**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

March 26, 2025

**CALL TO ORDER at 7:30pm**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of March 26, 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 Brian Guinan Dominic Catalano

Bill Steenstra Edward Simoni Wayne Hammaker

Bill Graf

**MEMBERS ABS/EXCUSED**

Robert Lippi – ex

**MINUTES**

**12/11/24**

A motion is made by Comm. Crum, 2nd by Comm. Croop, to approve minutes of the 12/11/24 meeting. Voice vote shows all in favor. Comm. Catalano abstains.

**1/22/25**

A motion is made by Comm. Steenstra, 2nd by Comm. Crum, to approve the minutes of the 1/22/25 meeting. Voice vote shows all in favor.

**SEATING OFALTERNATES**

No alternates seated

**PUBLIC HEARING**

**#725** Nicholas Waller 23 Poplar Street Block 5099 Lot 8

A motion was made by Comm. Steenstra, 2nd by Comm. Crum to deem application #725 complete. Voice vote shows all in favor.

At this time, the applicant Nicholas Waller of 23 Poplar Street and Sean Marshan of Marshan Architects LLC, 1069 Ringwood Ave., Haskell, NJ are sworn in.

Mr. Waller states that he is looking to expand his home from 3 bedrooms to 4 bedrooms, add additional bathroom and expand the living space.

Mr. Marshan, applicants’ architect, states that it’s a single-family home on an undersized lot.

He refers to drawings and shows basement and 1st floor plans which show an open space addition to the basement and an expansion of the living area and adding a playroom on the first floor. The second floor shows the addition of a 4th bedroom with an expansion of the Master bedroom and an additional bathroom.

He states that the exterior will keep with the same design as already exists. They will be adding a small gable roof. The design will blend in with the neighborhood.

The applicant is requesting variances for front yard setbacks, as this lot has 2 front yards as it is a corner lot so the variance would apply to Maple Ave as well as Poplar Street.

Comm. Ollenschleger asks if the proposed addition will obstruct the view on Maple Avenue.

Mr. Marshan responds that he feels there will be ample visibility.

Comm. Graf asks if the existing trees and fence line will remain as is. And as for the existing variance conditions, could the shed be moved to conform rather than getting a variance.

Mr. Waller states that he put the shed in two years ago on ¾” crushed stone. He could move it.

Comm. Graf states that he would like to see the shed moved.

Comm. Graf also states that there is a 4’ easement of overlap where the applicant might want to consider granting an easement to the neighbor. And the fence line on Maple infringes on the borough right of way.

Chairman Simoni states that we are aware of the fence line in right of way. If and when the Mayor and Council shows the need for the fence/and or trees to be moved, it will be stipulated that they can be moved at that time. For now, it should be left alone.

Comm. Croop states that given the undersized lot, he feels granting a variance for the shed would be a better option than asking the applicant to move the shed.

Chairman Simoni states that he understands that the addition is well within the 35’ height requirement, but how much higher is it than existing home.

Mr. Mashan states that it is around 2’ to 3’ higher.

Chairman Simoni also states that the shed is inside the fence line and not visible to the neighbor.

Mr. Waller states that when he put the shed up, he thought he was within the code.

Board engineer, Tom Boorady, goes through items on his report and states that he has no issues with anything proposed other than making sure the outdoor lighting fixtures meet residential requirements. He asked that a filter fabric be installed and already spoke with the engineer.

Comm. Ollenschleger wants clarification on where the board is going pertaining to the moving of the shed. The applicant stated he could move the shed but is seeking variance relief, so he doesn’t have to move the shed. He would like to clarify as to what the applicant is asking for.

Mr. Boorady suggests that the applicant amend his application to request a variance for the shed.

Mr. Waller agrees to amend his application to ask for variance relief for the shed.

As for the negative and positive criteria, Mr. Waller states that both he and his wife feel this would be a home that would appeal to his neighbors.

Mr. Brigliadoro clarifies that Mr. Waller is proposing that this will improve the esthetics of the home and the neighborhood. And due to the undersized lot, there is no way of acquiring land on either side or behind or frontage, therefore making it a hardship.

He asks the applicant how the home will fit in with the neighborhood.

Mr. Waller states that the design and angle of the roof fits in with the neighborhood, as does the bay window that is being proposed in the front. The bay window is typical of the neighborhood.

Mr. Brigliadoro asks if the house proposed is going to be in line with the other homes on the street.

Mr. Waller states that it will be. The home is currently modest and similar to homes on the street.

Chairman Simoni states that he doesn’t see any negative criteria.

At this time a motion is made by Comm. Catalano, 2nd by Mayor D’Amato, to open to the public for a questions or comments on application #725. Voice vote shows all in favor.

PUBLIC

Bill Pope, 23 Poplar Street

Mr. Pope did not understand why he received a certified letter and wanted clarification.

It was stated that he received the letter since he was within 200’ of the property.

A motion was made by Comm. Steenstra, 2nd by Comm. Greenberg, to close the meeting to the public. Voice vote shows all in favor.

Chairman Simoni asks the applicant and the board if there are any more questions or comments.

Seeing that there are none,

A motion is made by Comm. Steenstra, 2nd by Comm. Catalano, to approve application #725 with comments set forth on record along with C- bulk variances for undersized lot conditions, shed set back conditions and that the applicant is aware of the easement issues and right of way with the fence and tree line, which need not be removed at this time and will only move if required by the Mayor and Council at a later time.

Roll calls shows 9-0 in favor.

**RESOLUTION**

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

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

A motion was made by Comm. Croop, 2nd by Comm. Steenstra to adopt and memorialize the resolution for application #717 for 46 Star Lake Road LLC. Roll call shows 7-0 in favor.

**NEW BUSINESS**

**Ordinance No. 2-2025**

* Recommendation to Mayor & Council

A motion was made by Comm. Greenberg, 2nd by Comm. Crum to recommend Ordinance #2-2035 to the Mayor and Council as it is consistent with the Master Plan.

**PENDING APPLICATIONS**

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

#726 Tad J Skawinski Sr. 207 Snake Den Road Block 1002 Lot 20

#727 Cybelle Guerrero 291 Macopin Road Block 3007 Lot 20.01

**BILLS**

*Brigliadoro- Meeting Attendance 1/8/25 & 1/22/25 $1064,* ***App 717 46 Star Lake $3856, App 704 8 First St $96 & 176, App 725 $64, App 717 46 Star Lake $1548***

*Darmofalski -Meeting Attendance 1/22/25 $420****, App 723 MacKay $260 & $260, App 718 Kotefski $260 & $390, App 715 Gjoni $1690, App 725 Waller $390, App 717 46 Star Lake $4290***

A motion was made by Comm. Steenstra, 2nd by Comm. Croop to pay bills as listed. Roll call shows 11-0 in favor.

**EXECUTIVE SESSION**

A motion was made by Comm. Crum, 2nd by Comm Croop to go into executive session. Voice vote shows all in favor.

A motion was made by Comm. Crum, 2nd by Comm. Croop to come out of executive session at 8:40pm.

The purpose of the executive session was to discuss contract for hiring of planner for Master Plan.

**PUBLIC DISCUSSION**

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

**ADJOURNMENT**

A motion is made by Comm. Crum, 2nd by Comm. Hammaker to adjourn the meeting at 8:45pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board