**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

April 23, 2025

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

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of April 23, 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

Bill Steenstra Craig Ollenschleger Robert Lippi\*

Bill Graf

**MEMBERS ABS/EXCUSED**

Mark Crum Maggie Covert

Dominic Catalano Wayne Hammaker

Edward Simoni Brian Guinan

**ALTERNATES SEATED**

Robert Lippi for Ed Simoni

**MINUTES**

-3/26/25

A motion was made by Comm. Greenberg, 2nd by Mayor D’Amato, to approve minutes of the 3/26/25 meeting. Voice vote shows all in favor with Comm. Lippi abstaining.

**RESOLUTION**

(seated: Steenstra, Catalano, D’Amato, Croop, Crum, Graf, Greenberg, Ollenschleger, Simoni)

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

 A motion is made by Comm. Croop, 2nd by Mayor D’Amato, to adopt and memorialize Resolution #725. Roll call shows 6-0 in favor.

**RESOLUTION**

* Ordinance 2-2025

An Ordinance of the Borough of Bloomingdale, in the County of Passaic and State of New Jersey, amending Chapter 92 “Zoning” of the code of the Borough of Bloomingdale

A motion is made by Mayor D’Amato, 2nd by Comm Croop adopt and memorialize Resolution for Ordinance #2-2025 as written. Roll call shows 6-0 in favor.

**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

#728 Tilcon New York, Inc Block 5105 Lot 84

**BILLS**

*Brigliadoro- Meeting Attendance 3/26/25 $500 & review and resolution for Ord 2-2025 $528,*

***App 717 46 Star Lake $464, App #704 8 First St LLC $64***

*Darmofalski -Meeting Attendance 3/26/25 $420,* ***App #725 Waller $420***

A motion is made by Comm. Greenberg, 2nd by Comm. Croop, to pay bills as listed. Roll call shows 7-0 in favor.

**NEW BUSINESS**

* **Recommendation of Ordinance 9-2025 to Mayor & Council**

Comm. Greenberg questioned the fact that this ordinance, as written, would mean that if someone wanted to put up a Gazebo or Pergola as a permanent accessory structure, they would need to go to the planning board in order to do so. He feels most people, regardless of the size of their property, if putting up a gazebo or pergola, should have the option to put it closer to the house, not 5’or 20’ away.

The board felt this was a good point to bring to the mayor and council.

Comm. Ollenschleger asked if a homeowner picked up a kit from Home Depot and wanted to put it in their back yard, what would deter them.

It was stated that putting an accessory structure of any kind would still require a building permit. The suggested verbiage would just alleviate the homeowner from having to come before the Planning Board.

A motion is made by Comm. Greenberg, 2nd by Comm. Lippi, to find Ordinance #9-2025 consistent with the master plan, however, the planning board recommends that a clause be put in the ordinance stating that freestanding open patio structures (ex: pergolas, gazebos) be exempt from the requirements. Roll call shows 7-0 in favor.

**PUBLIC DISCUSSION**

A motion was made by Comm. Croop, 2nd by Mayor D’Amato, to open meeting to the public. A voice vote shows all in favor.

PUBLIC – Linda Huntley, 86 Van Dam Avenue, Bloomingdale, states that certain size sheds are permitted on properties without having to get a variance.

A motion was made by Comm. Croop, 2nd by Comm. Greenberg, to close the meeting to public.

**ADJOURNMENT**

A motion was made by Mayor D’Amato and Comm. Croop, to adjourn the meeting at 8:00pm. Voice vote shows all in favor.

Respectfully submitted,

**Barbara Adubato, Secretary**

Bloomingdale Planning Board