**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Agenda

Regular Meeting 7:30pm

June 25, 2025

**CALL TO ORDER @7:30PM**

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of June 25, 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 Mayor D’Amato

Bill Steenstra Robert Lippi\* Maggie Covert\*

Bill Graf Dominic Catalano Wayne Hammaker\*

Mark Crum Edward Simoni

**MEMBERS ABS/EXCUSED**

Barry Greenberg

Brian Guinan\*

Craig Ollenschleger

**ALTERNATES SEATED**

Lippi for Ollenschleger

Covert for Greenberg

**MINUTES**

6/4/25

A motion is made by Comm. Croop, 2nd by Comm. Crum to approve minutes of 6/4/25 Special Meeting. Voice vote shows all in favor with 2 abstentions by Comm. Graf and Comm. Catalano.

**COMPLETENESS**

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

A motion is made by Comm. Steenstra, 2nd by Comm. Crum to deem application #726 complete. Voice vote shows all in favor of completeness.

**PUBLIC HEARING**

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

Mr. Skawinski is sworn in as owner of 207 Snake Den Road. He states that he is looking to build a pole barn to store his boat and other equipment. This will strictly be storage for his personal residential use. No commercial business storage.

Mr. Tom Boorady, board engineer refers to his report dated 6/23/25 and states that the only variance needed is for front yard setback. All other areas conform.

Chairman Simoni states that this area is very rocky and because of this, the applicant needs a variance because he can’t move it back any further.

Comm. Graf states that there is a slope to the rear of the area where the pole barn is to be placed, therefore there is no way to move the pole barn back any further.

Mr. Skawinski confirms that is correct.

Chairman Simoni asks if Mr. Skawinski feels building the pole barn to store his equipment will make the visual impact of his property better.

Mr. Skawinski responds that it will.

Mayor D’Amato asks if the height of the building affects any of the neighbors visibility.

Mr. Skawinski states that it does not.

Board attorney, Richard Brigliadoro confirms that this will be used strictly for personal use, no commercial use.

Mr. Skawinski states that is correct.

Mr. Boorady states that any technical comments in his letter will be conditions of approval.

PUBLIC

A motion is made to open meeting to public for comment or questions concerning this application. Voie vote shows all in favor.

Gail Sheppard, 217 Snake Den Road, Bloomingdale is sworn in.

Ms. Sheppard was concerned that it might become a commercial business and that the applicant could create new variances whenever he wanted.

It was explained that he will only be allowed to do what the board determines at tonight's meeting. He cannot add any other variances than what are granted tonight. If he needs another variance or adds something that requires another variance, he will have to come back to the board.

Mr. Skawinski gives his word that there will never be a commercial business.

At this time a motion was made to close public for questions or comments of this application. Voice vote shows all in favor.

At this time a motion is made by Comm. Croop, 2nd by Comm Lippi, to approve this application for front yard set back where there is 56’ and 75’is required. Roll call shows 9-0 in favor.

**RESOLUTION**

* Consistency Determination for Ordinance 16-2025

A motion is made by Comm. Croop, 2nd by Comm. Steenstra, to adopt and memorialize Resolution for Ordinance 16-2025. Roll call shows 9-0 in favor.

**PENDING APPLICATIONS**

#696A Rodriguez 21 Union Avenue Block 5064 Lot 16

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

#727 Cybelle Guerrero 291 Macopin Road Block 3007 Lot 20.01

#728 Tilcon New York, Inc Union Ave Block 5105 Lot 84

**NEW BUSINESS**

MASTER PLAN

* Hiring of H2M Associates, Inc.

A motion is made by Comm. Croop, 2nd by Comm. Steenstra, to hire H2M Associates, Inc. as the planner for the planning board for the purpose of the Master Plan. And to extend contract not to exceed $90,000. Roll call shows 9-0 in favor.

**PUBLIC DISCUSSION**

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

Seeing no public, a motion is made by Comm. Crum, 2nd by Comm. Hammaker to close meeting to public. Voice vote shows all in favor.

**ADJOURNMENT**

A motion was made by Comm. Crum, 2nd by Comm. Croop to adjourn meeting at 7:59pm.

Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board