**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Special Meeting 7:30pm

June 4, 2025

**CALL TO ORDER @ 7:33pm**

**SALUTE TO FLAG**

**LEGAL**

This is the Special Meeting of the Bloomingdale Planning Board of June 4, 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\*

Bill Steenstra Craig Ollenschleger Robert Lippi\*

Mark Crum Edward Simoni Wayne Hammaker\*

**MEMBERS ABS/EXCUSED**

Bill Graf – ex

Dominic Catalano – ex

Brian Guinan - ex

**MINUTES**

-4/23/25

A motion was made by Comm. Greenberg, 2nd by Mayor D’Amato, to approve minutes of 4/23/25 Meeting. Voice vote shows all in favor with Comm. Crum, Hammaker and Simoni abstaining.

**HOUSING ELEMENT AND FAIR SHARE PLAN**

* Adoption of the Housing Element and Fair Share Plan prepared in response to the New Jersey Legislature’s adoption of amendments, which establishes the Borough’s Fourth Round affordable housing.

Elizabeth McManus, planner for Kyle & McManus Associates. Presents the 2025 Fourth Round Housing Plan for the Borough of Bloomingdale to be adopted by the Planning Board. She states that there is a strict time frame for all municipalities to adopt their Housing Element and Fair Share Plan.

A motion is made by Comm. Steenstra, 2nd by Comm. Crum, to open meeting to public for questions of Ms. McManus. Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Steenstra, 2nd by Comm. Crum to close meeting to public for questions of Ms. McManus. Voice vote shows all in favor.

A motion is made by Comm. Steenstra, 2nd by Comm. Croop to adopt the 2025 Fourth Round Housing Element/Fair Share Plan and the memorializing Resolution dated 6/4/25 with correction made to Map of Affordable Sites whereas Mountaintop Should be Mountain Ridge. Roll call shows 10-0 in favor of adoption.

**RECOMMENDATION FOR THE MAYOR AND COUNCIL TO ADOPT ORDINANCE**

**16-2025**

An Ordinance of the Borough of Bloomingdale, in the County of Passaic and State of New Jersey, amending the Meer Tract Redevelopment Plan. Second/Final reading June 17th, 2025.

The Borough Planner, Elizabeth Mc Manus, explains the changes from this ordinance. She states that the biggest change is the addition of the hotel as a permitted use and its accessory uses. It also includes regulated standards for the hotel which should be similar to other standards. This amendment allows for multiple buildings versus one larger building. Some retail standards were also added allowing modest storefronts and up to 60,000sq. ft. of retail. It also allows for another access to Union Avenue.

Chairman Simoni states that he understands breaking it up from one big building to multiple smaller buildings but questions whether it will be marketable.

Ms. McManus states that the plan includes research from data centers.

Comm. Greenberg asks if the outdoor storage stipulation from the original plan has changed.

Ms. McManus states that it has not changed.

Comm. Croop states that he sees added uses described as short term and/or long term.

Mayor D’Amato states that it is more of an extended stay.

Comm. Croop confirms that there is no affordable housing obligation in the hotel use.

Ms. McManus confirms that is correct.

 A motion is made by Comm. Greenberg, 2nd by Comm. Crum to open meeting to public for questions on ordinance 16-2025. Voice vote shows all in favor.

PUBLIC

Linda Huntley, 86 Van Dam Avenue

Ms. Huntley asks how do we know that hotels won’t be used for immigrants.

Mr. Brigliadoro states that it is purely speculation.

A motion is made by Comm.Steenstra, 2nd by Comm. Crum to close meeting to public for questions of ordinance 16-2025. Voice vote shows all in favor.

A motion is made by Comm. Croop, 2nd by Comm. Hammaker to adopt Ordinance 16-2025 as it is consistent with the Master Plan of the Borough of Bloomingdale. Roll Call shows 10–0 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 (June 25)

#727 Cybelle Guerrero 291 Macopin Road Block 3007 Lot 20.01

#728 Tilcon New York, Inc Block 5105 Lot 84

#696 Rodriguez 21 Union Avenue Block 5064 Lot 16

**BILLS**

*Brigliadoro- Meeting Attendance 4/23/25 $500 & review and resolution for Ord 9-2025 $272,*

***App #727 Guerrero $64, App #725 Waller $80***

*Darmofalski -,* ***App #727 Guerrero $420, App #696 Rodriguez $140, App #728 Tilcon $1960***

A motion is made by Comm. Greenberg, 2nd by Comm. Crum to pay bills as listed. Roll call shows 10-0 in favor.

**PUBLIC DISCUSSION**

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

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 comment. Voice vote shows all in favor.

**ADJOURNMENT**

A motion is made by Comm. Crum, 2nd by Comm. Hammaker to adjourn the meeting at 8:12pm. Voice vote shows all in favor.

Respectfully submitted,

*Barbara Adubato, Secretary*

Bloomingdale Planning Board