**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Special Meeting 7:00pm

July 11, 2024

**CALL TO ORDER @ 7:00pm**

**SALUTE TO FLAG**

**LEGAL**

This is the Special Meeting of the Bloomingdale Planning Board of July 11, 2024 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 (7:10) Wayne Hammaker\* Mayor D’Amato

Mark Crum Craig A Ollenschleger Brian Guinan\* (7:04)

Bill Steenstra Edward Simoni Robert Lippi\*

Bill Graf Margaret Covert\* Dominic Catalano

**MEMBERS ABS/EXCUSED**

None

**PENDING APPLICATIONS**

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

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

**#717** 46 Star Lake Road, LLC 46 Star Lake Road Block 3035 Lot 33 (7/24/24)

**#723** Ken & Tersea Mackay 135 Demarest Road Block 4049 Lot 81 (7/24/24)

**#724** David Sulski 45 Lakeside Avenue Block 3045 Lot 5

**PRESENTATION –** Review of Ord. 14-2024, Meer Tract Redevelopment Plan presented byElizabeth McManus, PP, AICP, LEED AP of Kyle + McManus Associates

* “An ordinance of the Borough of Bloomingdale, County of Passaic State of New Jersey, Adopting the Redevelopment Plan for Block, 5105, Lots 14.01, 53, 55, 58, 59 & 61 and issue a recommendation to the Mayor and Council whether the proposed Redevelopment Plan is consistent with the Master Plan under the Local Redevelopment and Housing Law pursuant to N.J. S.A. 40A:12A-7(e).

Elizabeth McManus of Kyle and McManus Associates, Borough Planner, licensed in the State of NJ is sworn in.

Ms. McManus goes through the following topics of the Redevelopment Study and gives an overview of each:

* Introduction
* Statutory Authority and Process
* Redevelopment Plan Objectives
* Applicability & Relationship to the Land Use Ordinance

This Plan outlines sections of the General Borough Code, the Site Plan and Subdivision Code and the Zoning Code that will not apply.  Ms. McManus was asked to provide rationale why the Borough's oversight of key site development activities are being diminished or eliminated, she was asked to explain why elements of the Borough's Zoning Code in Chapter 92 were being disallowed and not being replaced in the Plan with alternative standards.

There was much discussion with Ms. McManus and Comm. Graf which will be instrumental for the board to put together its recommendations to the Mayor and Council regarding Ord. 14-2024. These recommendations will be available, by Resolution, once they are documented and adopted by the board at their 7/24/24 public meeting.

* General Provisions
  + Redevlopment Authority
  + Effect of Redevelopment Agreement
  + Acquistion of Property
  + Relocation Provisions
  + Application for Redevlopment
  + Deviation Requests
  + Technical Subdivisions
  + Redevelopment Regulations
    - A. Permitted Principal Uses
    - B. Prohibited Uses
    - C. Accessory Uses and Structures
    - D. Site Design & Bulk Regulation
    - E. Parking & Vehicle Circulation
    - F. Pedestrian & Bicycle Circulation
    - G. Landscaping
    - H. Lighting
    - I. Retaining Walls
    - J. Architectural Design
    - K. Sustainability Requirements
    - L. Signs
    - M. Site Plan Checklist Submission Requirements
    - N. Miscellaneous
    - O. Affordable Housing
* Relationship To Planning & Objectives

At this time Ms. McManus completes her presentation and Chairman Simoni asks the Board members if they have any questions or comments.

Comm. Crum asks why the heliport is needed.

Ms. McManus states that the heliport provides advantages to the Borough for emergency landings and the developer wanted a helipad to get industrial access. This would also require FAA authorization.

Mayor D’Amato states that when the developer asked about a heliport it made sense because it could be used as an emergency landing area. Currently Bloomingdale uses the school field and if an emergency landing is needed the area needs to be cleared. This isn’t always possible when the kids are there. This would give the Borough an alternative for emergency access. This would be a perfect opportunity if it gets approved by the FAA for medivac use.

Chairman Simoni asks how many times a year has the school had emergency helicopter landings. Approx. 3 or 4 times a year.

Ms. McManus states that she could tighten up the wording such as how the helipad would not be used for recreational or rental use and the limiting of hours of operation.

Comm. Graf talks about how there could be noise issues for the residents. Maybe tighten up hours on Saturday and Sunday, excluding emergency use.

Ms. McManus understands the disruption to the residents, but she feels the frequency would be low.

Comm. Greenberg agrees that maybe a limit on hours could be regulated.

Comm. Ollenschleger states that if he were a renter and he owned a helicopter, where would it say that he couldn’t use the heliport?

Ms. McManus states that it would not be for public use, but possibly staff executives.

The obvious answer is that it needs to be limited.

Comm. Croop thanks Ms. McManus for explaining the “D” variance in terms of what is required to come with preliminary site plan approval

Ms. McManus responds that the board will know where 500 units will be and where commercial uses will be at the time of site plan approval. The Redevelopment Plan does not require order of construction, but the developer must show a plan.

Comm. Croop asks if they do the construction in phases or is the plan a negotiation.

Ms. McManus states that the phasing that might occur will be something the board is involved in. The board will have the ability to determine the infrastructure done with each phase.

Some municipalities request that the commercial buildings be done first, and others want residential first because it supports the commercial side.

She would encourage the board to have that conversation with the developer.

Comm. Guinan asks about the noise levels surrounding the warehouse.

Ms. McManus responds that the noise levels are unknown, but they are regulated by the State.

Mayor D’Amato confirms that there will be 72 affordable housing units built.

Ms. McManus responds yes, absolutely, it needs affordable housing to be viable.

Comm. Greenberg asks about the impact on the schools.

Ms. McManus states that the average household size has been going down in communities.

After the presentation there was various back and forth discussion from the board members to Ms. McManus which will be instrumental for the board to put together its recommendations to the Mayor and Council regarding Ord. 14-2024. These recommendations will be available, by Resolution, once they are documented and adopted by the board at their 7/24/24 public meeting.

**PUBLIC DISCUSSION**

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

PUBLIC

Carol Marcus, 47 Provost Lane. Ms. Provost had questions that she was told could be addressed at the August 20th Mayor & Council meeting.

A motion is made by Comm. Greenberg, 2nd by Comm. Steenstra, to close the 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 10:15pm. Voice vote shows all in favor.

Respectfully submitted

Barbara Adubato, Secretary

Bloomingdale Planning Board