**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

July 23, 2025

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

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of July 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 Maggie Covert

Mark Crum Craig A Ollenschleger Brian Guinan

Bill Graf Edward Simoni Wayne Hammaker

**MEMBERS ABS/EXCUSED**

Bill Steenstra

Dominic Catalano

Robert Lippi

**ALTERNATES SEATED**

Guinan for Catalano

Covert for Steenstra

**PUBLIC HEARING**

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

At this time board engineer, Tom Boorady states that this application is complete but does have two waiver requests which he has no objections to.

A motion was made by Comm. Graf, 2nd by Comm. Croop to deem application #728 complete and grant waivers for checklist items #35 & #42. Voice vote shows all in favor.

Joseph Wenzel, attorney representing Tilcon, states that this is a simple straightforward application. At this time, he asks that the engineer be sworn in.

Wayne Ingram, 700 Grand Avenue, Hackettstown is sworn in as licensed engineer in the state of NJ. He has over 20 years of experience and has appeared before this board before.

Mr. Ingram refers to the overall aerial plan to show the new road that is being built coming from Union Avenue. He states that this road is being built to alleviate traffic that was coming into Broad Street in Pompton Lakes. He shows the location of the new wash station and scale house.

They obtained approvals from Wanaque and the County Planning Board. The new area will be paved.

As for utilities, there will be holding tanks for water/sewer. There will be a couple of parking spaces by the scale house and some lighting fixtures will be wall mounted.

None of these areas will be visible outside the quarry. There is nothing about the project that’s going to cause additional traffic. The purpose of all of this is to get the traffic off of Broad Street in Pompton Lakes.

Comm. Greenberg asks about the excess sediment and dust.

Mr. Ingram states that it will wash into the ground on site.

Mr. Croop states that he sees a sewage treatment pipe on the plans. Is Board of Health approval needed? (Sheet 3)

Mr. Ingram states that it goes to a portable tank.

Mr. Wenzel states that if the applicant needs approval, either board of health or others, they will be obligated to get those approvals.

Mr. Boorady asks if the existing wash station and scales will remain.

Mr. Wenzel states that they will stay as is. The offices and buildings will stay as well.

Comm. Graf asks how the local ordinance for 24-hour operation might be affected if for some reason the access road wasn’t available on Union Ave. and the Broad Street entrance would need to be used. Would that imply 24-hour access to Broad Street.

Mr. Wenzel replies that Tilcon is aware and has a good neighbor policy and it would only be in extreme emergency circumstances that the old road, wash stations and scales would need to be used.

Comm. Graf states that he just mentions it, in the event of that nature, to make sure that something is in place.

Chairman Simoni states he feels we have dealt with Tilcon enough to know that they are indeed a good neighbor.

At this time a motion is made by Comm. Crum, 2nd by Mayor D’Amato to open to public of questions or comments for application #728. Voice vote shows all in favor.

Seeing no public, a motion is made by Comm. Greenberg, 2nd by Comm. Croop to close meeting to questions and comments for application #728. Voice vote shows all in favor.

A motion is made by Comm. Graf, 2nd by Comm. Guinan to grant preliminary and final site plan approval for application #728 conditional upon meeting all planning board recommendations set forth on record. Roll call shows 9-0 in favor.

**MINUTES**

6/25/25

A motion is made by Comm. Croop, 2nd by Comm. Hammaker to approve minutes of 6/25/25 meeting. Voice vote shows all in favor.

**PUBLIC HEARNG**

**#696A Rodriguez 21 Union Avenue Block 5064 Lot 16**

(Comm. Croop recuses himself from the application and Comm. Hammaker is seated for this application)

A motion is made by Comm. Crum, 2nd by Comm. Hammaker to deem application #696A complete. Voice vote shows all in favor.

Ms. Maria Bross, daughter of applicant, will be speaking on behalf of her mother, Edelmira Rodriguez.

Ms. Bross states that the applicant used more lot coverage than what was approved when they paved the driveway. They did not realize it at the time. It was done to add a handicap ramp.

Chairman Simoni checks with board engineer Tom Boorady to make sure the board would not have to mandate protection of the telephone pole.

Mr. Boorady states that he doesn’t feel that there is anything the board or the engineer can mandate.

Comm. Graf points out that there is no curb cut by the pole. There is a full-size curb, which should be enough to alleviate anyone trying to drive there.

Ms. Bross states that they do have reflective tape on the pole for better visibility.

Mr. Boorady states that the maximum lot coverage required is 45%. The applicant was already approved for a 52 ½ % coverage. They are now asking for a variance of 59.4%.

All other variances were granted in the previous application; this is only for lot coverage.

Comm. Graf states that in his view, this meets the C-1 conditions of a hardship on lot size.

A motion is made by Comm. Greenberg, 2nd by Comm. Crum to open meeting to public for questions or comments of application #696A. Voice vote shows all in favor.

Seeing no public

A motion is made by Comm. Greenberg, 2nd by Comm. Crum to close meeting to public for questions and comments of application #696A. Voice vote shows all in favor.

A motion is made by Comm. Crum 2nd by Comm. Graf to approve application #696A as it meets the C-1 criteria. Roll call shows 9-0 in favor.

**RESOLUTION**

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

A motion is made by Comm. Croop, 2nd by Comm. Crum to adopt and memorialize Resolution for application #726. Roll shows 6-0 in favor.

**RESOLUTION**

**Hiring of H2M Associates, Inc.**

A motion is made by Comm. Crim, 2nd by Comm. Croop to adopt and memorialize Resolution to hire H2M Associates, Inc and appoint Sanyogita Chavan to prepare Master Plan. Roll call shows 6-0 in favor.

**PENDING APPLICATIONS**

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

#727 Cybelle Guerrero 291 Macopin Road Block 3007 Lot 20.01

**BILLS**

*Brigliadoro- Meeting Attendance 6/4/25 $500 & 6/25/25$500, Master Plan $128, amend Meer Tract Development plan $400*

*Darmofalski -Meeting Attendance 6/30/25 $280,* ***App #696A Rodiguez $700***

A motion is made by Comm. Greenberg, 2nd by Comm. Croop to pay bills as listed. Roll call shows 9-0 in favor.

**NEW BUSINESS**

* Discussion on getting name identification tags for board members to have when they go out to visit applicant’s properties.

Board Secretary will speak to Frank Neuberger about getting photo IDs for board members.

**PUBLIC DISCUSSION**

A motion is made by Comm. Crum, 2nd by Mayor D’Amato to open meeting to public.

Voice vote shows all in favor.

Seeing no public,

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

**ADJOURNMENT**

A motion is made by Comm. Croop, 2nd by Comm. Greenberg to adjourn meeting at 8:17 pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board