**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

July 24, 2024

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

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of July 24, 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 Mayor D’Amato Maggie Covert\*

Mark Crum Craig A Ollenschleger Brian Guinan\*

Bill Steenstra Edward Simoni Robert Lippi\*

Bill Graf Dominic Catalano Wayne Hammaker\*

**PUBLIC HEARING**

**#723** Ken & Tersea Mackay 135 Demarest Road Block 4049 Lot 81

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

A motion is made by Comm. Graf, 2nd by Comm. Greenberg to deem application #723 complete.

Voice vote shows all in favor.

At this time the applicants, Ken and Teresa MacKay and the applicants engineer, JR Frank are sworn in.

Mr. Frank states that the applicants have owned the existing home since 2006. The size of the home is sub-standard. The kitchen area is very tight. They wish to have more living space.

They are here tonight seeking front and side yard setback variances.

At this time a color rendering of pictures and layout of the proposed home is marked as A-1. Mr. Frank describes the pictures in the color rendering.

The applicant already has Lake approval.

They will be relocating the bedrooms to the 2nd floor and there will be a balcony off the Master bedroom. There will also be a crow’s nest off the 2nd floor.

They are seeking a side yard variance as the generator is closer than permitted in the side yard.

An additional variance might be needed when the driveway gets paved.

Board engineer, Tom Boorady goes through his letter dated 6/24/24.

He asked about the future driveway as it might be a problem for getting a CO.

Chairman Simoni suggests that if variances are granted, the applicant should pull the driveway permits at the same time, this way they will have 5 years to complete as long as construction continues without more than a 6 month pause.

Mr. Frank states that they can supply Mr. Boorady with all the technical details for the driveway.

The applicant agrees to all the conditions.

Mr. Frank also states that because of the narrowness of the property the board could grant a C-1 and could also grant a C-2 for esthetics. No negative impacts of the Master Plan or Zoning ordinance. It’s a small undersize structure and this addition will enhance and add character to the existing structure.

A motion is made by Comm. Greenberg, 2nd by Comm. Catalano to open meeting to public for questions or comments of application #723. Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Crum, 2nd by Comm. Catalano to close meeting to public for questions or comments of application #723. Voice vote shows all in favor.

A motion is made by Comm. Catalano, 2nd by Comm. Crum to grant side yard, front yard and lot coverage variances with a condition of approval that the applicant will provide a driveway as stipulated on record. Roll call shows 9-0 in favor of approval.

**PUBLIC HEARING**

**#717** 46 Star Lake Road, LLC 46 Star Lake Road Block 3035 Lot 33

A motion is made by Comm. Graf, 2nd by Comm. Greenberg to deem application #717 complete based on the engineer report dated 5/21/24. Voice vote shows all in favor.

Board attorney, Steve Tombalakian, states that he had the opportunity to review the notice and it appears to be in order.

Tom Molica, the attorney representing 46 Star Lake Road, LLC, asks to have the applicant, Lawrence Steimel, sworn in at this time.

Mr. Steimel states that he is the owner of the property and owns his own company, LA Design and Construction. He is a native of Pequannock. He started his business at the age of 21 and has had his main office in Pequannock for 15 years. He likes to take ‘Blah” buildings and turn them into something nice.

The building was previously owned by Central Shippee and before that by Allied Felt.

He would like to update the building with residential.

Mr. Molica states that the ordinance does not permit mixed use.

Steimel states that he is looking for a new building for his business to store equipment inside.

He states that he has experience in renovating old buildings.

Comm. Ollenschleger asks if he has any photos of projects he has done.

Mr. Molica shows a before and after photo of a building that was once a appliance repair shop and was converted into residential.

Comm. Graf asks that when the applicant acquired the 46 Star Lake property in 2022 what uses were there.

Mr. Steimel states that Central Shippee (felt manufacturing), a storage unit and a baseball facility which had retail/wholesale baseball goods and baseball training.

He states that Central Shippee is still there. The baseball tenant left.

Mr. Boorady asks what kind of proposed use they are looking for.

Mr. Molica responds that they are looking for light manufacturing.

As a point of order, it is noted for the record, that Comm. Catalano and Mayor D’Amato are not able to be seated on this application as it is a use variance.

Comm. Croop states that the only non-conforming currently is Central Shippee. Asks Mr. Steimel if his potential plan is to have up to four uses.

Mr. Steimel states that he would like to keep the light manufacturing use.

Mr. Molica states that they would not be expanding the footprint of the existing building.

Comm. Croop states that they are going to have to justify what other uses would be in the building.

Mr. Molica responds that they will address that at a future meeting.

Comm. Simoni states that Mr. Steimel mentioned he’d like to move his business there.

Mr. Steimel states he would like to have his business there and have the ability to grow. His goal is to bring his restoration business there which requires storage of equipment and light manufacturing.

Comm. Simoni asks when the baseball company left?

Mr. Steimel said they left in May 2024.

Comm. Simoni states then the building is abandoned.

Mr. Molica states that it is vacant, not abandoned. The building is still operating.

Beth McManus, board planner, asks Mr. Molica if zoning permits were issued.

Mr. Molica states that building permits were issued.

At this time Mr. Molica asks that David Troast, Licensed professional planner in the State of NJ, be sworn in as an expert witness.

Mr. Troast starts by asking what you do with a tired property in the area that was built before zoning. This property was transferred down generation to generation. The surrounding neighborhood has a mix of uses, one of them being multi family.

Comm. Graf reminds Mr. Troast of his 2021 recommendation that the property be re-zoned to

R-M zone and the Borough agreed to this recommendation, and therefore, re-zoning the property by Ordinance in 2022. It now appears that there is a sharp contrast to that recommendation in 2023 where he is asking that the Borough grant a use variance to allow non-permitted use on the property.

Mr. Troast speaks of the ordinance that was passed in 2022 changing the zoning of this property. Since the adoption of that ordinance, things have changed, and the analysis needs to be updated.

The following factor into what can be done:

* Stormwater impact
* Inflation
* New legislation on affordable housing

The goal is to keep moving forward in the right direction.

Mr. Molica suggests that mixed use would seem to be more viable and less intensive than a fully residential building.

They are proposing light use on the first floor and adding a 2nd story for 13 apartments. 11 apartments at market value and 2 apartments affordable housing.

They would ask for mixed use, as they believe it would less intensive than all residential.

Comm. Croop states that there are currently two uses in the building. Asking for a variance for three or four commercial uses is a lot to ask for.

Comm. Steenstra feels there are many hurdles to overcome to make this happen.

At this time a motion is made by Comm. Crum, 2nd by Comm. Croop to open meeting to public for questions or comments pertaining to application #717 46 Star Lake Road, LLC.

PUBLIC

* Karin Pilaar, 23 Sally Street

She wanted to make sure that everyone was aware of the wetlands and is concerned about the flooding.

Mr. Molica assured her that they would do everything correctly to make sure flooding is not an issue.

* Evelyn Schubert 29 Hillside Drive

Ms. Schubert asks how many units there would be.

Mr. Molica states that they would be proposing four 1-bedroom, eight 2-bedroom, and one 3-bedroom.

* Lisa Bendel, 39 Elizabeth Street

Ms. Bendel states that she is worried about overcrowding with 4 businesses.

Mr. Molica responds that the true intent is to keep as is.

* Claudia Mattson, 47 Star Lake Road, states that she is looking forward to it being improved.

A motion is made by Comm. Croop, 2nd by Comm. Crum to close the meeting to the public for questions or comments of application #717. Voice vote shows all in favor.

Mr. Brigliadoro apprises the public that this application will be carried to the 8/28/24 public hearing at 7:30pm.

Break at 9:50pm.

A motion is made by Comm. Crum, 2nd by Comm. Catalano to extend the meeting. Voice vote shows all in favor.

**RESOLUTION**

**#719** Green Paradise Therapy 217A Hamburg Tpk Block 3012 Lot 7 (6/26/24)

(seated tonight: Croop, Crum, Graf, Steenstra, Catalano, Hammaker, D’Amato, Lippi & Simoni)

A motion is made by Comm. Graf, 2nd by Comm. Greenberg to table memorialization of Resolution for application #719, Green Paradise Therapy, to the 8/28/24 meeting. Roll call shows all in favor.

**RECOMMENDATION TO MAYOR AND COUNCIL –Ord. 14-2024**,

Meer Tract Redevelopment Plan 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).

A motion is made by Comm. Graf, 2nd by Comm. Steenstra to approve Resolution regarding Ordinance 14-2024 and recommend it to the Mayor and Council with amendments agreed upon this evening as the board has found the redevelopment plan, as amended, consistent with the Master Plan. Roll call shows 13-0 in favor.

**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

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

**BILLS**

*Brigliadoro- Mtg Attendance 6/13/24 $500, Mtg. attendance 6/26/24 $500, Review Redevelopment Plan Ordinance 14-2024 & draft public notice $496,* ***App #723 Mackay $208, App #719 Green Paradise $1776***

*Darmofalski-**Mtg Attendance 6/13/24 $260, Mtg Attendance 6/26/24 $390,* ***App #722 Samuel Johnson $780, App 660 Odeh $130***

***(escrow account)***

A motion is made by Comm. Greenberg, 2nd by Comm. Catalano, to pay bills as listed. Roll call shows 13-0 in favor.

**PUBLIC DISCUSSION**

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

PUBLIC

Drew Bendell, 39 Elizabeth Street

Asks if units can be owned

Lisa Bendel, 39 Elizabeth

Also asks if there could be owned unit’s vs rentals

Kevin Holden, 341 Andrew Place

Concerns of impact on community

Nicholas, 23 poplar street

Wanted to know if there would be sidewalks to walk to and from the property

Rene Sudol, Morse Lakes

Concerned about size going from 365 to 500

Linda Huntley, 86 Van Dam

States that there was a lack of transparency, why didn’t the public know.

Chairman Simoni states that there is a court order that has been in place for a number of years. The town has to build, or they are going to come back and ask for even more units.

**ADJOURNMENT**

A motion is made by Mayor D’Amato, 2nd by Comm. Croop to adjourn meeting at 11:40pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board