**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting

August 28, 2024

**CALL TO ORDER**

Chairman Simoni called the meeting to order at 7:35 p.m.

**SALUTE TO FLAG**

Chairman Simoni led the salute to the American flag.

**LEGAL**

Chairman Simoni read the following statement: This is the Regular Meeting of the Bloomingdale Planning Board of August 28, 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 Building of the Borough of Bloomingdale, Passaic County, in compliance with the New Jersey Open Meetings Act, N.J.S.A. 10:4-6, *et seq.*

**FIRE CODE**

Chairman Simoni read the following statement: Per State Fire Code, I am required to acknowledge that there are two “Emergency Exits” in this Council Chambers: 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 (\*denotes alternate)**

James W Croop Barry Greenberg Mayor D’Amato Maggie Covert\* - ex.

Mark Crum Craig A Ollenschleger Brian Guinan\*

Bill Steenstra Edward Simoni Robert Lippi\*

Bill Graf Dominic Catalano Wayne Hammaker\*

**MOTION TO APPOINT SECRETARY *PRO TEM***

Commissioner Greenberg moved, seconded by Commissioner Croop, for the appointment of Commissioner Ollenschleger as Secretary *Pro Tem* for the meeting. The motion carried on voice vote.

**PUBLIC HEARING**

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

Chairman Simoni announced that the applicant requested to carry the public hearing on Application #717 to the 10/23/24 Regular Meeting of the Bloomingdale Planning Board without further notice to the public.

**MINUTES**

* 6/26/24 Regular Meeting: Commissioner Crum moved, seconded by Commissioner Hammaker, to approve the 6/26/24 Regular Meeting Minutes. The motion carried on voice vote. Commissioner Greenberg abstained.
* 7/11/24 Special Meeting and 7/24/24 Regular Meeting: Commissioner Steenstra moved, seconded by Commissioner Greenberg, to table approval of the 7/11/24 Special Meeting and 7/24/24 Regular Meeting Minutes. The motion carried on voice vote.

**RESOLUTION**

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

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

Commissioner Graf moved, seconded by Commissioner Catalano, to memorialize the resolution of approval for Application #723. The motion carried by roll call vote of 9-0 (Lippi, D’Amato, Crum, Graf, Greenberg, Ollenschleger, Steenstra, Catalano, and Simoni, all in favor).

**RESOLUTION**

**#719** Green Paradise Therapy 217A Hamburg Turnpike Block 3012 Lot 7

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

Commissioner Steenstra moved, seconded by Commissioner Hammaker, to memorialize the resolution of approval for Application #719. The motion carried by roll call vote of 9-0 (Croop, Crum, Graf, Steenstra, Catalano, Hammaker, D’Amato, Lippi, and Simoni, all in favor).

**PENDING APPLICATIONS**

Chairman Simoni noted the following pending applications:

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

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

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

**BILLS**

Commissioner Greenberg moved, seconded by Commissioner Lippi, to approve payment of the following bills:

*Brigliadoro – Mtg. Attendance 7/11/24 $500, Mtg. attendance 7/24/24 $500, Review Redevelopment Plan Ordinance 14-2024 prelim. Invest. $1664,* ***App. #722 Johnson $880, App. #719 Green Paradise $608, App. #716 46 Star Lake Rd LLC $816***

*Darmofalski – Mtg. Attendance 7/24/24 $650,* ***App. #717 46 Star Lake Road LLC $520 & $4160, App. #719 Green Paradise $130 & $3770, App. # 723 Mackay $390, App. #724 Sulski $520***

*Kyle McManus –* ***App. #717 46 Star Lake Road LLC $2209.20***

*North Jersey Media – Legal Ads Special meeting $81.29* ***(escrow account)***

The motion carried by roll call vote of 12-0, with all members present voting yes.

**NEW BUSINESS**

None

**PUBLIC DISCUSSION**

Commissioner Croop moved, seconded by Commissioner Crum, to open the meeting to public discussion. The motion carried on voice vote.

As no member of the public sought to speak at this time, Commissioner Hammaker moved, seconded by Commissioner Crum, to close the meeting to public discussion. The motion carried on voice vote.

**ADJOURNMENT**

As there was no further business to be acted upon by the board at this time, Commissioner Crum moved, seconded by Commissioner Greenberg, to adjourn the meeting at 7:42 p.m. The motion carried on voice vote.

Respectfully submitted,

Craig A. Ollenschleger

Secretary *Pro Tem*

Bloomingdale Planning Board