**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

September 9, 2020

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

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of September 9, 2020 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.

**MEMBERS/ALTERNATE MEMBERS PRESENT (\*denotes alternate)**

James W Croop Bill Graf Brian Guinan

Mark Crum Barry Greenberg Wayne Hammaker

Bill Steenstra Edward Simoni Mike Sondermeyer

**MEMBERS ABSENT/EXCUSED**

Mayor Dunleavy -ex

Craig Ollenschleger - ex

Kevin Luccio – ex

Robert Lippi - ex

**APPOINTING OF ALTERNATES**

Brian Guinan for Craig Ollenschleger

**MINUTES**

**7-8-20**

A motion was made by Comm. Greenberg, 2nd by Comm. Graf to approve minutes of 7/8/20 meeting. Voice vote shows all in favor with abstention by Comm. Guinan.

**8-12-20**

A motion was made by Comm. Graf, 2nd by Comm. Greenberg to approve minutes of 8/12/20 meeting. Voice vote shows all in favor with abstention by Comm. Croop.

**PUBLIC HEARING APPLICATION #629**

**#691** Kailey Fitzpatrick 16 Hillside Drive Block 5051 Lot 7

(seated: Simoni, Steenstra, Crum, Croop, Guinan, Graf & Greenberg)

A motion was made by Comm. Graf, 2nd by Comm. Greenberg to deem application #691 complete. Voice vote shows all in favor.

The applicant Kailey Fitzpatrick is sworn in.

She states that she is seeking a variance to expand her kitchen and remove, relocate and replace existing deck in the back yard.

Board Engineer, Tom Boorady goes over his report and states the variances required, which are the following:

1. Minimum lot depth where 150 feet is required and 125 feet exists and is proposed.
2. Minimum lot area where 20,000 square feet is required and 13,109 square feet exists and is proposed.
3. Minimum front yard setback where 35 feet is required and 24.20 feet exists and 25.10 is proposed.
4. Maximum lot coverage where 20% is permitted and 23% is proposed.
5. Maximum building coverage where 10% is permitted and 10.45% is proposed.

Mr. Boorady states that the applicant will be taking the deck from the side yard and moving it to the rear yard.

Chairman Simoni asks the applicant if she can think of any other variances that may be needed as this would be the time to ask for it.

Applicant’s father, Mike Fitzpatrick, 125 Reeve Avenue, Bloomingdale, is sworn in.

Mr. Fitzpatrick states that they intend to install a generator pad in the side yard which would result in a slight increase of the maximum lot coverage from 22.39% to 23%.

Mr. Boorady recommended finding a conforming location so that no setbacks are impacted.

Comm. Graf asks Ms. Fitzpatrick if the existing pond will be removed.

She states that it will be removed.

He also asked if the existing shed will be removed.

She states that the shed will also be removed.

At this time, Chairman Simoni asks the Board if they have any questions of the applicant.

Seeing there are no more questions,

A motion is made by Comm. Crum, 2nd by Comm. Greenberg to open meeting to the public for any comments or questions on application #691. Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Crum, 2nd by Comm. Greenberg to close meeting to the public regarding comments or questions on application #691. Voice vote shows all in favor.

A motion is made by Comm. Steenstra, 2nd by Comm. Crum to approve application #691 for all of the bulk or “c” variances requested to allow the 300 square foot addition. Roll call shows 7-0 in favor of approval.

**INTRODUCTION OF ORDINANCE NO. 25-2020 (Amending Ch. 92 Zoning [Boathouses])**

A motion is made by Comm. Croop, 2nd by Comm. Hammaker stating that the ordinance change is consistent with the Master Plan and that the board recommend the Mayor and Council adopt Ordinance 25-2020 as presented. Voice vote shows all in favor.

**PENDING APPLICATIONS**

**#686** David Fierro 587 Glenwild Avenue Block 2004 Lot 52

**#687** Bernadette Miglin 7 Birch Road Block 4085 Lot 6

**#688** JBA Landscape LLC 237 Hamburg Turnpike Block 3012 Lot 9

**BILLS**

*Darmofalski –*Mtg attend 8/12/20 $375, ***App 689 Tanis Concrete $250***

*Brigliadoro-* Mtg attend 8/12/20 $500, ***App 691 Fitzpatrick $160, App 689 Tanis Concrete $544***

 ***(\*escrow account)***

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

**EXECUTIVE SESSION**

A motion is made by Comm. Greenberg, 2nd by Comm. Graf to go into executive session @ 8:00 pm. Roll call shows 9-0 in favor.

A motion is made by Comm. Greenberg, 2nd by Comm. Croop to come out of executive session at 8:03 pm.

Chairman Simoni states for the record that the purpose of the executive session was to discuss internal board personnel.

**PUBLIC DISCUSSION**

A motion is made by Comm. Crum, 2nd by Comm. Steenstra 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 meeting to public.

Voice vote shows all in favor.

**ADJOURNMENT**

A motion is made by Comm. Crum, 2nd by Comm. Greenberg to adjourn meeting @ 8:05pm. Voice vote shows all in favor.

Respectfully submitted,

***Barbara Neinstedt Adubato*, *Secretary***

**Bloomingdale Planning Board**