**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

October 25, 2023

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

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of October 25, 2023 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 Bill Graf Dominic Catalano

Mark Crum Edward Simoni Mayor D’Amato

Craig A Ollenschleger Robert Lippi\* Wayne Hammaker\* Barry Greenberg Margaret Covert\*

**MEMBERS ABS/EXCUSED**

Bill Steenstra – ex

Brian Guinan - ex

**ALTERNATES SEATED**

Comm. Hammaker for Comm. Steenstra

**MINUTES**

9/27/23

A motion is made by Comm. Crum, 2nd by Comm. Graf to approve the minutes of the 9/27/23 meeting. Voice vote shows all in favor.

**PUBLIC HEARING**

**#715** Gjoni Construction, LLC 120-124 Main Street Block 5059 Lot 12,13,14

Steven Schepis, the attorney representing the applicant, states that at the last meeting there was suggestions of possibly inverting the site.

He states that Mr. Houser, the applicant’s engineer, was unable to join tonight but has sent his colleague, John Desch, who is also a professional engineer, licensed in the State of NJ.

Mr. Desch is sworn in at this time.

The applicant has taken the board’s suggestion into consideration and has submitted a mirror image of the original plan and location to make the driveway have more room for ingress and egress. The con to this concept is that there will be a little more grading needed which may mean that the walls will need to be a little bit higher. But the benefit is that the entrance to the garage can be a little lower and it will be less obtrusive to the Centi church owner.

The applicant is willing to do whichever the board would like.

There was a traffic assessment done determining how many vehicles there were in am & pm. The site will generate slow/moderate traffic. The original plans already have county approval. They would need to go back to the county if the site is flipped.

The applicant did an analysis required for traffic. As for parking, the number of EV spaces will be reduced from 3 or 2 spaces. They may be asking for a variance for 2 parking spaces.

The intersection would be directly across from the Dollar General and which means there will be an unobstructed view from the left when pulling out of the driveway.

Mr. Schepis asks, with the deficiency in onsite parking will the parking area provided suffice for the occupants?

Mr. Desch states that the RSIS accurately reflects what is needed. There are 3 spaces within the site that will require double stack (tandem) parking spaces for the two-bedroom units. Which will give the occupants more than enough parking for every unit and some extra for retail, and there is plenty of on-street parking.

Comm. Hammaker asks how often tandem parking spaces are used.

Mr. Desch states that they are used quite frequently, but usually only for 2- & 3-bedroom apts.

Mr. Desch states that the mirror plans are rough plans, but just made to show the board so they can determine which plans they would like to see. Once determined, a full set of plans will be submitted.

Comm. Graf states that in regard to the mirror image, his view is that the further from the intersection the better. And as far as the parking he feels that their calculations for parking are right on the money with 32 spaces.

Comm. Greenberg states that he feels the flip version of the plan is much kinder for the church, the landscape and the open air.

Comm. Graf and Comm. Ollenschleger have concern with tandem parking as this application may set precedent to future applications and we do not have any framework for tandem parking.

Mr. Graf states that he understands the need and doesn’t have another solution, but it could be problematic.

Mayor D’Amato asks if there were a problem with tandem parking, whose problem would it be.

Mr. Desch states that it would be a problem for the landlord/building owner.

Mayor D’Amato states that the borough has an ordinance for abandoning cars, so if this should happen it would be the zoning officials issue.

Mr. Boorady states that the tandem parking spaces would be assigned to the 2- and 3-bedroom units.

Chairman Simoni asks if the applicant would go on record to have assigned parking spaces. The borough can’t police parking on the site, it is solely on the owner to govern the parking. He also states that as for tandem parking, it’s the way of the world now.

Mr. Graf states that the borough ordinance requires one dedicated space per unit and thinks it would be helpful to # the spaces on the plan to show their dedication.

Mr. Graf also questions if the EV spaces are specifically reserved for EV or is it an open space.

At this time, James Cutillo, previously sworn in at the last meeting, states that the EV spaces are strictly for EV, gas vehicles can not park in EV space.

Mr. Cutillo also states that he has been involved in the building of many garages and tandem parking spaces are very popular.

Mr. Schepis states that in order to have designated parking spaces, they might have to put EV spaces outside.

Mr. Boorady states that the EV spaces might be better outside.

Comm. Ollenschleger asks for clarification about grading issues on the rear left of the mirror image. How much further incursion into the slope?

Mr. Cutillo states that the back of the building remains the same, there will be no further intrusion into the slope, just the slope happens to be a little higher than previous plan.

Mr. Desch states that Mr. Schepis reached out to a perspective hauler for recycling and trash containers, and they recommend two 3-yard containers to be picked up 2-3 times a week.

A 12 x 12 area will be sufficient.

Comm. Ollenschleger asks then when the traffic study was collected did it occur that there may be different traffic patterns at different times of the year.

Mr. Desch responds that they did the study during times when school was in session during

mid-week and they used DOT counting stations. It has all been provided to the board. The data is for informational purposes in the hopes of validating that the numbers we get are reasonable. It is a county road and they already received county approval. He does not feel the impact of the site is concerning.

Mr. Ollenschleger states that there are 20 residential units, not age restricted, so the likelihood is people are going to work. He feels the numbers are not realistic.

Mr. Desch agrees that they never are. If there are 20 units, chances are you have 20 vehicles leaving at peak hours. We are statistically providing trip generation for this site.

At this time Chairman Simoni asks if the board has any more questions of Mr. Desch.

Comm. Lippi agrees the EV parking spaces should be outside, especially in case of fires.

Mr. Catalano agrees the EV stations should be outside.

Chairman Simoni states that the new plan, in regard to the Centi church, gives them more air and space and would be beneficial to them not to have a 30’ building right on their property line. He also likes the idea that the entrance to the garage would be 2’ lower than the original plan.

He would also like to remind the board that they would not be setting precedent on tandem parking as every application is unique and the board takes each one individually.

A motion is made by Comm. Greenberg, 2nd by Comm. Hammaker to open the meeting for questions of Mr. Desch. Voice vote shows all in favor.

**PUBLIC**

Linda Huntley, 86 Van Dam Avenue, Bloomingdale, asks Mr. Desch if they did a study on the weekends.

Mr. Desch responds that they did not perform study on weekend.

At this time, the applicant’s architect, James Cutillo, who is previously sworn in, shows the board the modified architectural plans stating that they have been revised to include one 3-bedroom affordable housing unit. This will be the only 3-bedroom unit in the building.

Revised plans were submitted from comments that were made at the previous meeting. They labeled the units for COAH as 1-bedroom, 2-bedroom & 3-bedroom. The 3-bedroom is on the upper level and the other two are on the lower level.

The elevation did change slightly, and the wall was extended to cover everything on the rough.

He refers to the mirror image drawing that was submitted and it is marked as exhibit A-3. He states that it is the exact mirror image of original drawing.

Mr. Schepis asks if last month’s testimony is still the same with the plans being reversed.

Mr. Cutillo states that he depicted the larger window and door openings in the garage on the revised plans for site visibility. And that the openings by the post office side are open more for air circulation.

Comm. Hammaker asks if there was any consideration of an exhaust system.

Mr. Cutillo states that there is not at this time. A mechanical engineer would be need for that. They made the opening larger to give more ventilation.

Mr. Cutillo continues, stating that the elevator will be accessible from the parking garage and the front entrance.

Comm. Croop states that he is pleased to see the openings widened in the den areas.

Comm. Greenberg states that he would like to see doors put on the dens.

Mr. Cutillo states that the rooms will not meet bedroom code.

Chairman Simoni states that there will be no doors as it will just be inviting a bedroom.

Comm. Graf states that he is very comfortable with the new plans.

Mr. Schepis states that from the board comments it is clear that the inverted site plan is preferred by the board.

Chairman Simoni agrees, that judging from the questions and comments from the board, they prefer the inverted site plan.

Mr. Schepis asks the board to consider approval of preliminary site plan tonight and that the applicant would come back for final. This would give the board assurance that the applicant will move forward.

At this time the board takes a break at 8:55pm.

The board is back on the record at 9:05pm.

Chairman Simoni understands the applicant wanting some sort of committal in terms of approving a preliminary site plan.

Mr. Brigliadoro states that the board can grant preliminary site plan approval. No building permits can be pulled, but they can pull demolition permits to get the site ready. He believes that the board heard enough testimony on changes that were testified to on 9/27/23. The biggest change being the applicant going with the mirrored image. He feels this is enough for the board to determine preliminary site plan approval.

Mr. Schepis confirms that if preliminary site plan approval were to be given, there would be no site development until final approval.

Mr. Boorady asks that before they come for final approval that the stormwater report is revised and that they give an addendum to the traffic report.

Mr. Schepis states that he will have Mr. Desch modify the report by letter.

A motion is made by Comm. Crum, 2nd by Comm Catalano, to approve application #715, Gjoni Construction, LLC, for preliminary site plan with the two exceptions set forth on record. Roll call shows 9-0 in favor.

**COMPLETENESS**

**#718** Lidija & Stojan Kotevska 54 Highland Ave. Block 3017 Lot 4

A motion is made by Comm. Croop, 2nd by Comm. Crum to deem application #718 complete.

Roll call shows 9-0 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

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

**#718** Lidija & Stojan Kotevska 54 Highland Ave. Block 3017 Lot 4

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

**#720** Barry & Rebecca Greenberg 10 E. Shore Road Block 2004 Lot 31

**#721** Andrew Accardi 16 Tice Street Block 5103 Lot 19

**BILLS**

*Darmofalski –* *Mtg Attend 9/27/23 $520* ***App #717 46 Star Lake Road LLC $520, App #718 Kotevska $390***

*Brigliadoro-Mtg Attend 9/27/23 $500,* ***App #715 Gjoni $1056***

***(escrow account)***

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

**NEW BUSINESS**

A motion is made by Comm. Croop, 2nd by Comm. Crum to authorize the secretary to publish for a Special Meeting on Wednesday, November 1st at 6:00 pm. Roll call shows 9-0 in favor.

**PUBLIC DISCUSSION**

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

Seeing no public,

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

**ADJOURNMENT**

A motion is made by Comm. Crum, 2nd by Comm. Croop to adjourn the meeting at 9:12pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board