**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

December 27, 2023

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

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of December 27, 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 Brian Guinan\* Dominic Catalano

Edward Simoni Robert Lippi\* Mayor D’Amato

Bill Steenstra Wayne Hammaker\* Margaret Covert\*

Bill Graf Craig A Ollenschleger

**MEMBERS ABS/EXCUSED**

Mark Crum – ex

Barry Greenberg - ex

**MINUTES**

11/27/23

Motion made by Comm. Graf, 2nd by Comm. Croop to approve minutes of 11/27/23 meeting. Roll call shows 8-0 Chairman Simoni abstains.

**PUBLIC HEARING**

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

At this time a motion is made by Comm. Steenstra, 2nd by Comm. Croop, to deem application #720 complete. Voice vote shows all in favor.

Board attorney, Richard Brigliadoro swears in the applicants, Barry & Rebecca Greenberg, 10 East Shore Road, Kampfe Lake, Bloomingdale.

Mr. Greenberg states that they moved to Bloomingdale about 24 years ago. The existing 1st floor contains 1 bedroom, 1 bathroom, a living room, kitchen and dining area. He states that they would like to put all the bedrooms upstairs and eliminate the bedroom downstairs. They would also like to make a master bedroom suite with a bathroom. He also stated that in regard to the patio area, they will be eliminating the removable canopy and replacing it with a permanent canopy over the patio area.

Board engineer, Tom Boorady summarizes his report dated 12/4/2023. He states that this is an existing 1.5 story single family home. The pre-existing non-conformities that require a variance are as follows:

* Lot frontage where 100 ft exists and 150 is required.
* Side yard setback where 18.6 ft exists, and 25 ft is required.
* Combined side yard setbacks where 41.7 ft exists, and 50 ft is required.
* Rear yard setback where 34.3 exists and 50 ft is required.
* Lot coverage where 18.60% exists and 15% is max required.
* Side yard set back to detached garage where 3.6 ft exists, and 5 ft is required.
* An unattached accessory structure is located in front yard, which is not permitted. A variance is needed.
* The existing garage is located 6 ft back from roadway, where 20 ft. is required.
* Hot tub located in front yard is not permitted. A variance is needed.

The following variances are needed for proposed improvements:

* Rear yard setback 12.3 ft proposed, 50 ft required.
* Impervious coverage 20.6% is proposed where 15% is permitted.
* Building coverage 9.41% is proposed where 8% is permitted.
* Air conditioner pad located in front yard. A variance is needed.

Chairman Simoni states for the record, that because this property is on Kampfe Lake, the backyard is considered lakefront property.

He also asks Mr. Greenberg if he constructed the detached garage or the cabin.

Mr. Greenberg states that he did not construct either structure, they existed when they purchased the property.

At this time a motion is made by Comm. Catalano, 2nd by Comm. Croop to open the meeting to the public for questions and/or comments pertaining to this application. Voice vote shows all in favor.

PUBLIC

Ben Scaturro, 9 East Shore Road, Bloomingdale.

Mr. Scaturro states that he is a direct neighbor of the Greenberg’s and has reviewed the plans and is very happy with the application and he supports the Greenberg’s.

A motion is made by Comm. Steenstra, 2nd by Mayor D’Amato to close the meeting to the public for questions and/or comments pertaining to this application. Voice vote shows all in favor.

A motion is made by Comm. Croop 2nd by Comm. Steenstra, to approve this application with all new and existing variances listed. Roll call shows 9-0 in favor.

**RESOLUTION**

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

(seated: Steenstra, Catalano, D’Amato, Croop, Crum, Graf, Greenberg, Covert, Ollenschleger)

A motion is made by Comm. Graf, 2nd by Comm. Covert to approve and memorialize Resolution #718 for Lidija & Stojan Kotevska. Roll call shows 8-0 in favor.

**COMPLETENESS**

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

A motion is made by Comm. Steenstra, 2nd by Comm. Croop to deem application #719, Green Paradise Therapy, complete with waiver for EIS. Schedule public hearing for 1/24/24.

Voice vote shows all 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

(Board Secretary will send letter asking applicant to dismiss without prejudice)

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

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

**BILLS**

*Darmofalski –* *Mtg Attend 11/27/23 $390* ***App #717 46 Star Lake Road LLC $130, , App #715 Gjoni $1300, App #719 Green Paradise $3640, App #721 Accardi $780, App #720 Greenberg $780,***

*Brigliadoro-Mtg Attend 11/1 $500, Mtg Attend 11/27 $564* ***App #717 46 Star Lake $688,***

***App #715 Gjoni Construction 10/31 $928, App #715 Gjoni Construction 11/30 $1328, App #718 Kotefski $416***

***(escrow account)***

A motion is made by Comm. Catalano, 2nd by Comm. Steenstra, to pay bills as listed. Roll call shows all in favor.

**NEW BUSINESS**

* **2024 Calendar Review** – Discussed dates for 2024 calendar.

**PUBLIC DISCUSSION**

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

Seeing no one from public,

A motion is made by Mayor D’Amato, 2nd by Comm. Catalano, to close the meeting to public. Voice vote shows all in favor.

**ADJOURNMENT**

A motion is made by Mayor D’Amato, 2nd by Comm. Croop to adjourn meeting at 8:32pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato. Secretary

Bloomingdale Planning Board