**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Special Meeting 7:30pm

June 13, 2024

**CALL TO ORDER @7:32 PM**

**SALUTE TO FLAG**

**LEGAL**

This is a Special Meeting of the Bloomingdale Planning Board of June 13, 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)**

Barry Greenberg Maggie Covert\* Mayor D’Amato

Mark Crum Brian Guinan\* Bob Lippi\*

Bill Steenstra Edward Simoni Wayne Hammaker\*

Bill Graf

**MEMBERS ABS/EXCUSED**

James W Croop – ex

Craig A Ollenschleger – ex

Dominic Catalano - ex

**SEATING OF ALTERNATES**

Comm. Lippi for Croop

Comm. Hammaker for Ollenschleger

Comm. Guinan for Catalano

**PUBLIC HEARING**

**#722** Samuel F. Johnson 42 Mickens Lane Block 4049 Lot 135

(seated: Crum, Graf, Greenberg, Hammaker, Steenstra, Lippi, Guinan, D’Amato, Simoni)

Robert Cigol of DMC Associates, is sworn in as a licensed surveyor in the state of New Jersey.

JR Frank, is sworn in as a licensed Architect in the state of New Jersey.

Samuel Johnson, applicant and owner of 42 Mickens Lane, is sworn in.

Mr. Frank hands out photos to the board. The first marked as A-1 shows a before and after view of the North elevation.

Exhibit marked as A-2 shows a before and after view of the South elevation.

Exhibit marked as A-3 shows site plan, site data and proposed elevations and views as shown on page D-1 of the plans. Page D-2 shows the existing home and D-3 shows a larger version of the site plan.

Samuel Johnson states that he purchased the existing home in 2020. The original home was built in the 1930’s and is considerably undersized per borough ordinance. Adding additional square footage will eliminate the existing variance. The home is located on an island in Glenwild Lake. It is the 4th home that the architect has designed on the lake. The lot size is considerably smaller than what is required.

 Mr. Frank states that the floor plan shows the existing one story. The 1st level will be modified and renovated internally with a small addition. A 2nd level is proposed to be added.

The septic system is installed and approved on the property.

The home will primarily be used in the summer months when more cooling then heating will be needed.

It is a very modest addition using relatively dark siding which is natural looking to blend in with its environment. The amount of glass will be reduced so as not to have too much sun reflection. The 2nd story will look more like a dormer.

He goes over the site plan data that is listed on the site plan.

The home will go from 629 square feet to approximately 1500 square feet, which is still fairly modest.

When looking at the island all sides are treated as front yards.

There is a pre-existing shed structure that is newer than the 1930’s.

The applicant is seeking a C-1 and C-2 variance.

Mayor D’Amato asks if the layout is changing.

Mr. Frank states that just the small addition on the 1st floor and they will be enclosing the stairs.

He states that the height of the building is 20’ 9” which is below the 25’ maximum height.

Comm. Guinan, referring to photographs, asks if the landing on the 2nd floor is for the tree.

Mr. Frank responds saying that they are building a landing around the tree, as they do not wish to disturb the tree. It will not be a deck that is accessible from the inside.

Comm. Graf asks if the outhouse is gong to be removed.

Mr. Frank states that there are currently six structures and looking to eliminate one, making it five.

Chairman Simoni states that if they wish to keep they outhouse it can be included in the variance.

Comm. Graf asks if the applicant would stipulate that shed will not be converted into living space.

Mr. Johnson stated that when he bought the home the shed was used as a guest house. It had a living room and bedroom. He stated that he still might take it down or maybe use as a gym.

The applicant will stipulate that, if approved, the shed will not become a secondary dwelling unit.

Comm. Simoni clarifies that basically the shed cannot be converted into a 2nd home or 2nd dwelling.

Comm. Guinan asked if the potable water was tested.

Mr. Johnson stated that the home uses the existing lake water and when he applied for the septic system permit, there was no questions of the water.

Mr. Frank stated that once water is tested, a filtration system can be put in.

Chairman Simoni states that potability is not this board’s job, that it would be a board of health issue. A lot of homes in Glenwild Lake pull from the lake water.

Surveyor Robert Cigol states that there is no additional land available to make the island longer. The accessory structures allows multiple structures.

Mr. Boorady refers to his report dated 5/13/24 and refers to item #1 on page 4 of his report which states that a *Permit-by -Rule #12* applies to this application and one of conditions of said permit is that the proposed cannot be considered a *Substantial Improvement.* As a condition of approval from the Board, he will seek a construction cost estimate and appraisal/tax assessment to determine if the proposed improvements constitute a *Substantial Improvement* and all conditions of the permit are met.

He also states that Item #2 of his report pertaining to flood vents, is currently be handled.

Mr. Johnson states for the record, that any garbage is brought to the mainland for pickup.

He also states that there are boats on both sides of the island for emergency access. He is not sure at this time if he will occupy the home year round, but he could if he wanted to.

In closing, Mr. Frank states that his client has lived in the community and reached out to the community and is working with the environment and community.

He believes that the bulk variances requested meet the C-1 and C-2 criteria.

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

Seeing no public,

A motion is made by Mayor D’Amato, 2nd by Comm. Crum to close meeting to questions or comments of this application. Voice vote shows all in favor.

A motion is made by Comm.Steenstra, 2nd by Comm. Graf, to approve application #722 with variances listed on page 2 & 3 of Mr. Boorady’s report dated 5/13/24 and all stipulations set forth on record. 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

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

**#723** Ken & Tersea Mackay 135 Demarest Road Block 4049 Lot 81 (7/24/24)

**NEW BUSINESS**

* **EXTENSION OF TIME**

**#696** Damian & Edelmira Rodriguez 21 Union Ave Block 5064 Lot 16

(application approved 2/23/22 memorialized 3/23/22 – 1st ext of time through 3/2024)

A motion is made by Comm. Steenstra, 2nd by Comm. Crum to grant a one-year extension to 3/22/25 for App. #696, Damian & Edelmira Rodriguez. Roll call shows 9-0 in favor.

**PUBLIC DISCUSSION**

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

Seeing no one from public

A motion is made by Comm. Crum, 2nd by Mayor D’Amato, 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 at 8:21pm.

Voice vote shows all in favor.

Respectfully Submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board