**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

November 13, 2024

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

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of November 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)**

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

Mark Crum Craig A Ollenschleger Brian Guinan\*

Bill Steenstra Edward Simoni Robert Lippi\*

Bill Graf Dominic Catalano Wayne Hammaker\*

**MINUTES**

* 10-23-24

A motion is made by Comm. Crum, 2nd by Comm. Hammaker, to approve the minutes of the 10/23/24 meeting. Voice vote shows all in favor with abstentions from Comm. Covert, Steenstra and Guinan.

**PRESENTATION**

* Walter T Bergen School Addition and Renovation

Dr. Michael Nicosia, attorney for Bloomingdale Schools, and Anthony Gianforcaro, Architect/Engineer and Planner presents board plans that are proposed for an addition to the Walter T. Bergen School. They are proposing a 16-classroom addition and a new Gymnasium/Auditorium,

The architect presents the plans to the board and asks if the board has any questions.

Chairman Simoni asks if there was any thought of room for future expansion.

Mr. Gianforcaro states that they factored in extra rooms that are shown on the plans.

Chairman Simoni asks if there are any plans for underground detention systems for the stormwater.

Mr. Gianforcaro states that they would wait for approval before doing any stormwater calculations.

Mayor D’Amato asks why the addition isn’t moved over further.

Mr. Gianforcaro states because of the grade. For the most part it will encompass most of the basketball court.

Comm. Croop asks about exit doors on lower level.

Mr. Gianforcaro states that there are 2 exits doors and the plans will show sufficient exits.

Comm. Guinan asks if the parking lot will be sufficient for the increase in staff.

Mr. Gianforcaro states that there will be sufficient parking. Only 48% of the existing parking lot is being utilized at this time.

At this time Mr. Brigliadoro states that he will prepare a letter confirming that the Board of Education appeared before the Bloomingdale Planning Board at its regularly scheduled public meeting and presented the plans for an addition and renovation to the Walter T Bergen School.

**PUBLIC HEARING**

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

A motion is made by Comm. Graf, 2nd by Comm. Greenberg, to deem application #724 complete. Voice vote shows all in favor.

At this time, David Sulski, owner of 45 Lakeside Avenue, is sworn in.

Mr. Sulski is requesting a variance to build a deck. He is on a corner lot and has two front yards. The proposed deck will encroach into the side yard setback. It will be going over an existing concrete area.

Board engineer, Tom Boorady, states that he has no engineering objection.

Comm. Ollenschleger states that the applicant might want to seek an additional variance to leave the existing shed in it’s location.

Mr. Boorady states that the fence may need to be moved as it encroaches on the Borough’s right of way.

Comm. Croop states that it may be in the right of way, but it is still the applicant’s property.

A motion is made by Comm. Croop, 2nd by Comm. Crum to open meeting to the public for application #724. Voice vote shows all in favor.

Seeing no public,

A motion is made by Comm. Steenstra, 2nd by Comm. Crum, to close meeting to the public for application #724. Voice vote shows all in favor.

A motion is made by Comm. Catalano, 2nd by Comm. Steenstra, to approve this application for all variances requested as it meets the C-1 and C-2 criteria. The deck will enhance the living space and there will be no negative impact or detriment to the public good.

Roll call shows 9-0 in favor.

**PUBLIC HEARING**

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

Eric Wilson, sworn in as a licensed professional engineer. Mr. Wilson states that this is his first time appearing before this board.

The applicants’ attorney, Tom Molica, asks the board to accept Mr. Wilson as an expert witness.

Mr. Wilson describes the existing conditions and gives some details of the property by referring to page 3 of 7 on the plans. The property is located in the R-M zone. The applicant is proposing light industrial with one story apartments above. They are requesting a use variance approval.

Mr. Wilson states that they are proposing a deck roof, compliant at 27’ with a soffet of 23’ 1” and highest peak at 32’.

Board engineer, Tom Boorady, asks if there’s the possibility that they might need a height variance.

Mr. Molica states that the calculations will be provided, but he feels there will not be a need for a height variance.

Mr. Boorady states that this would eliminate the need for a D-6 variance, which is important.

Mr. Wilson goes on to describe the parking as an open lot and a driveway exists. There is curbing along the 24’ wide driveway to the parking lot.

The building changes are almost entirely for the 2nd floor addition for the apartments. The footprint on the ground floor will not change.

They will submit landscaping plans and the corrugated metal pipe will be replaced. They will be replacing headwalls. There will be an overall cleanup of the site.

They will be reducing the impervious coverage. They are proposing 39 total parking spaces of which 33 will be 9 x 18. 10 x 20 is most common, but 9 x 18 is allowed.

Proposing 24’ wide driveway where 21’ is minimum. 1.5 spaces per 1 bedroom. There will be 8 one-bedroom, 4 two-bedroom and 1 three-bedroom apartments. Total of 13 units with 24 ½ parking spaces where town ordinance requires 23.

There will be 3 spaces for the warehouse and 6 commercial spaces.

They will comply with the borough ordinance on parking. They feel it appropriate to have the extra parking be for commercial site.

There will be fence screening in the parking area. A trash enclosure is proposed. An internal trash room in the building for apartments. They are proposing 5 pole lights and 8 building lights with no spillage. The water/sewer connections will remain, and they will upgrade the utilities where needed.

There will be one loading space, no loading dock, just a space. There will be a sidewalk on the side of the building to access trash and serve as an emergency exit. There is a front yard stairwell being added which will require a C variance relief for front yard setback.

They will also be requesting side yard relief, as the building coverage increases slightly due to the stairwells.

At this time the EV parking is marked as exhibit A-1, dated 11/13/24 consisting of 1 sheet.

They are proposing 2 EV spaces to be constructed and accessible and they will incorporate the exhibit into the site plan.

Exhibit A-2, fire truck turning exhibit, dated 11/13/24 is marked. They used the largest firetruck, which is 44’ long. This will be incorporated into the site plan.

Exhibit A-3, Front load trash truck turning, dated 11/13/24 is marked. This will be incorporated into the site plan.

At this time, the board chair refers to the engineer’s report, dated 11/7/24. He states that, as for the uses, both tenants have vacated, so the tenants are unknown.

Mr. Molica states that they do not have to replace Central Shippee. They want to fill vacancies with similar operation and intensity of Central Shippee.

The Board Planner, Beth McManus refers to her report and states that there are commercial vehicles, not construction vehicles.

Mr. Molica responds that the parking analysis needs to be updated.

Ms. McManus adds that maybe when designing the walkway, they could add some green space and possibly a ramp.

Comm. Ollenschleger wants to clarify that he has the math correct for the parking:

39 Spaces, 22 residential and 17 light industrial/commercial based on variance for 9’ x 18’ spaces. If the variance is not granted, 39 would drop to 31.

Chairman Simoni states that the traffic and parking will be addressed at a later date.

Comm. Croop asks a question on the certificate of non-conformance if there should be a denial of use. What is the procedure.

Board attorney, Richard Brigliadoro, states that the applicant noticed for a use and site plan. If that fails, there will need to be a separate notice asking for a certificate of non-conformity.

Mr. Molica states that hopefully the board will approve the current application, but yes, agrees that a separate application would need to be filed.

Comm. Croop states that given the lot size, there are some areas in the back that would be suitable for benches and tables.

Comm. Guinan asks that they be mindful of modifications due to unusual lot being used for

manufacturing in residential areas.

Chairman Simoni would like to open to public.

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

PUBLIC

**Debra Giles 25 Sally Street**

Ms. Giles states that she lives behind the structure on the other side of the street.

She’s primarily concerned about flooding, but also has concerns of her privacy and property value.

Chairman Simoni states that the water run-off will be addressed at the next meeting.

**Karen Pilaar 23 Sally Street**

Ms. Pilaar is primarily concerned about flooding.

**Claudia Mattison 47 Star Lake Road**

Ms. Mattison asks what the current use is on the property.

Chairman Simoni states that it is was rezoned residential, but the applicant is asking that it remain a light industrial zone with apartments.

Ms. Mattison states that it would improve the view.

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

At this time, Mr. Brigliadoro apprises the public that this application will be continued at the 12/11/24 regular meeting of the Bloomingdale Planning Board at 7:30pm. There will be no further notice to the public.

**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

**#725** Nicholas Waller 23 Poplar Street Block 5099 Lot 8

**BILLS**

*Brigliadoro-* ***App 717 46 Star Lake Road LLC $528***

*Darmofalski-* ***App 696 Rodriguez $225****,* ***App #704 8 First Street LLC $1560, App #724 David Sulski $390***

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**

None

**PUBLIC DISCUSSION**

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

Seeing no public,

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

**ADJOURNMENT**

A motion is made by Comm. Crum, 2nd by Comm. Greenberg, to adjourn the meeting at 10:37pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board