**BLOOMINGDALE PLANNING BOARD**

**101 Hamburg Turnpike**

**Bloomingdale, NJ 07403**

Minutes

Regular Meeting 7:30pm

May 22, 2024

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

**SALUTE TO FLAG**

**LEGAL**

This is the Regular Meeting of the Bloomingdale Planning Board of May 22, 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 Maggie Covert\*

Mark Crum Craig A Ollenschleger (8:56) Brian Guinan\*

Bill Steenstra Edward Simoni Wayne Hammaker\*

Bill Graf Dominic Catalano

**MEMBERS ABS/EXCUSED**

Robert Lippi\*

Mayor D’Amato

**SEATING OF ALTERNATES**

Comm. Hammaker for Ollenschleger

Comm. Covert for D’Amato

**MINUTES**

**2/28/24**

A motion is made by Comm. Steenstra, 2nd by Comm. Hammaker to adopt minutes of 2/28/24 public meeting. Voice vote shows all in favor with Comm. Greenberg and Covert abstaining.

**3/27//24**

A motion is made by Comm. Croop, 2nd by Comm. Crum to adopt minutes of 3/27/24 public meeting. Voice vote shows all in favor with Comm. Greenberg, Covert and Catalano abstaining.

A motion is made by Comm. Steenstra, 2nd by Comm. Hammaker to amend the 10/25/23 minutes to state that Brian Guinan was in attendance and not absent. Voice vote shows all in favor.

**PUBLIC HEARING**

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

Applicant’s attorney, Steven Schepis states that the applicant was unable to be here tonight as there was a death in the family.

He continues to say that it was the preference of the Board to invert the site and that they are here tonight for final site plan approval with all the changes made at the board’s request.

There are no variances needed. They are simply here for final site plan approval.

Mr. Schepis states that the engineer, architect and planner are all here this evening to testify.

Jeff Houser is sworn in as a licensed engineer in the State of NJ who was previously sworn in and is accepted by the board as a qualified expert.

Mr. Houser states the modifications that were done since the last meeting.

He states that they are here tonight because they mirrored the plans. The parking lot and building are identical to the previous plans, the only issues and changes are to the wall heights and grading due to the existing topography.

He states that there are 31 parking spaces, 2 of which are EV and 5 on street. No variance is needed for parking.

In light of Mr. Boorady’s review letter, the dumpster area might be a little light. They consulted with a trash hauling company and they are now proposing an 18’wide enclosure.

At this time, Mr. Houser hands out a Layout Dimension Plan and it is marked as exhibit A-1, revised sheet 3 of plans. It shows that they made the dumpster enclosure 12’ x 18’ holding two dumpsters and also a revised turning template. No other changes.

He goes on to state that the property perc test was good. He also states that the there is a 3 foot sidewalk shown on the architectural plans that is not on the site plan because there is not enough room. They will be putting curbing instead.

At this time Mr. Houser refers to Tom Boorady’s report dated 5/6/24.

Mr. Boorady states that the parking is not correct on the plans. Mr. Houser states that he will change the plans to reflect that there are 31 physical parking spaces, 24 inside and 7 outside. He will correct this on the zoning table.

The architect will revise the drawings to remove the sidewalk and put the curbing.

Mr. Boorady states that there are some site obstructions on the neighboring property to the east, which is the church property. They have fence along the property line and a masonry wall with a column approximately 3’ high which could be a site issue.

Mr. Houser states that the stop bar is set pretty far back so it shouldn’t be an issue. The County deferred to the Borough for on street parking eliminating the two closet parking spaces on each side of the entrance/exit driveway.

Mr. Boorady states that street parking striping would need to be a condition of approval and will also need council approval.

Chairman Simoni asks if the Borough has the ability to have the church slant the wall?

Mr. Boorady states that he doesn’t feel it needs to be shortened. Maybe just put a mirror and/or sign.

Mr. Houser states that a stop sign is proposed.

Mr. Houser continues to item #6 in reference to the line stripping and states that the architectural drawings and site plan will be modified to match.

For item #7 he states that the support columns will be accurately shown.

For item # 10, they will show revised wheel turning template.

Item #12 refers to 25’ x 10’ loading area.

Mr. Houser states that the delivery vehicles such as UPS & Amazon will be able to navigate as would a trash collector, but a semi or large furniture delivery vehicle may be more difficult. They may have to park on street.

Item #13 refers to fresh air for the garage, Mr. Houser states that there will now be opportunity for more windows on both sides, the architect will modify plans.

Item #15 refers to the Northern side of the property that will need some regrading. Mr. Boorady suggested maybe some plantings to hide the riffraff.

Mr. Houser states that he will revise the building height calculation referenced in Item #28.

Item #29 is in reference to the EV parking. Mr. Houser states that we can’t predict the future but they are proposing that 2 of the 31 spaces to be EV.

In regards to #30, 100% pavers currently exist, if it is the Borough’s desire to eliminate the pavers the applicant will agree to make a modification and fill with concrete where needed and they will reconstruct the street scape.

Mr. Houser believes they can get a drainage pipe in, if necessary, by utilizing the neighbors property, with permission from the neighbor

The electric and gas utilities proposed to be in the western corner of the property and meter pans will be setback as far as possible.

The refuse area was expanded and Sheet 3 of the plans was revised.

The original lighting had spillage, will revise plans to accommodate.

There were concerns of security, there will be some level of security lighting in the garage.

Chairman Simoni states that lighting would be needed dusk to dawn.

Mr. Houser states that if any adjustments need to be made, the applicant will accommodate.

Mr. Boorady refers to the 2 EV spaces and states that according to requirements, there should be 5.

Mr Schepis responds that they will accommodate the state law.

Mr. Graf states that only 15% have to be ‘made ready’.

It is suggested to make 3 spaces ‘made ready’ if needed.

Mr. Schepis states they will do whatever needs to be done.

At this time, Mr. James Cutillo, licensed architect in the state of NJ is sworn in and accepted as qualified professional.

Mr. Cutillo states that the size of the support columns will be 12” x 12”. Some will be wet columns with drains from roof, these may be 12” x 18” or 12” x 24”. They will not be wider so as not to interfere with the parking spaces.

He then references the fresh air supply and believes that there will be enough open area to provide fresh air in the parking area and does not feel the need for mechanical ventilation. More openings can be made now that the plans are flipped.

The height of the numbers on the building will be whatever size the ordinance requires.

When in construction phase, a fire system will be go through engineering and sprinkler systems installed.

He also states that the interior garage floor will be pitched towards door for stormwater management purposes.

The rooftop equipment will consist of 4 units. They will be near the rear of the building so as not to be seen. All apartments will have self-contained systems.

Comm. Croop speaks on behalf of the Fire Official and asks if the entire building will be sprinklered and will there be a CO monitor in the garage?

Mr. Cutillo responds, yes, that the mechanical engineer would have the specifics on this.

The mechanicals in each apartment will be a small split system located in a 3’ x 3’ or 3’ x 4’

closet. Every apartment will have a self-contained electrical unit.

Mr. Boorady asks if the columns in the garage need to be where they are?

Mr. Cutillo states that if columns need to be moved that it can be done.

Mr. Boorady says that if they could be moved, 6 cars could maneuver better.

Mr. Cutillo responds that they will move what they can.

At this time John Desch, professional planner licensed in the state of NJ is sworn in and accepted as a qualified planner.

Mr. Desch states that he provided an update where traffic impacts were addressed.

He took the comments from Mr. Boorady’s report and revised the traffic report on 5/20/24.

He believes that his study shows using a 6 second gap, that there are enough gaps in the traffic for residents to get out of property. In his initial analysis, he used a video camera called Street Project Pro. He puts the camera out and it counts traffic. He started with a 7 or more second gap. Then did a 6 second gap. The gaps available in 6 second were better than anticipated. He can confidently say that there was no disruption on the roadway.

The 5/20/24 report is marked as A-2 and is a smaller version of the revised traffic impact assessment. A-3 is identified as a comment resolution letter also dated 5/20/24.

Mr. Desch goes over his report and states that the bottom line is there will be no additional traffic impact by flipping the property.

(For the record, Comm. Ollenschleger arrived at 8:56pm)

Mr. Boorady states that flipping the driveway was quite an improvement. The driveway being across from the Dollar General is a much better alignment. The traffic engineer did a good job showing the improvement.

In closing Mr. Schepis states that since the board does not have the authority to allow stripping on two parking spots in roadway they would need recommendation from governing body by resolution.

Comm. Catalano states that he can bring the recommendation to the Council.

Mr. Brigliadoro states that he will put in his resolution that it will be subject to council approval.

Comm. Croop asks that this be forwarded to Sgt. Zeiden as well.

Mr. Schepis thanks the board for suggesting the modification, it worked out well for everyone.

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

**#723** Ken & Tersea Mackay 135 Demarest Road Block 4049 Lot 81

**BILLS**

*Brigliadoro-* ***App #722 Johnson $144, App #716 46 Star Lake $144***

***(escrow account)***

A motion is made by Comm. Greenberg, 2nd by Comm. Croop, to pay bills as listed. Roll call shows 10-0 in favor.

**PUBLIC DISCUSSION**

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

**ADJOURNMENT**

A motion is made by Comm. Croop, 2ndby Comm. Crum, to adjourn meeting at 9:35pm. Voice vote shows all in favor.

Respectfully submitted,

Barbara Adubato, Secretary

Bloomingdale Planning Board