

**BERGENFIELD PLANNING BOARD
REGULAR MEETING MINUTES
March 27, 2023**

Vice Chairman Ben Cabrera called the meeting to order at 8:05 P.M.

OPEN PUBLIC MEETING STATEMENT

In compliances with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and published on the borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself/herself from participating in any discussion on this matter.

ROLL CALL

Present: Mayor Amatorio, Phil Neville, Councilman Lodato, Romeo Abenoja, Ben Cabrera, Jason Bergman, and Praveen Joseph

Absent: Robert Rivas (Excused), Ernesto Acosta and Miguel Vasquez

Also Present: Gloria Oh, Planning Board Attorney and Hilda Tavitian, Planning Board Clerk

PLEDGE OF ALLEGIANCE

Led by Councilman Lodato.

OATH OF OFFICE

Phil Neville, Class II Board Member

Oath of office administered to Mr. Neville by Board attorney Oh.

APPROVE MINUTES OF PREVIOUS MEETING – February 27, 2023

Motion By: Mr. Bergman

Second By: Mr. Abenoja

All ayes. None opposed.

CORRESPONDENCE

None.

VERBAL COMMUNICATIONS

Comments by members of audience on matters not on evening's agenda

Ray Keim, 34 W. Broad Street, stated he has a lot of concerns about the loading docks, tractor trailers blocking the stop sign, and employee cars parked on the street. Mr. Keim stated back in 2019 the board had stated he had to remove the containers from his property which he did but afterwards reappeared on his property. There has been a lot of flooding due to the concrete put in. The pictures that were presented were outdated. Another issue Mr. Keim brought up was that during state of emergencies, the owner does not have his employees move their cars off the street and DPW is not able to plow the street, making it difficult for him to get into his own home. There are 3 20 ft. containers on his lot without permits. Mr. Keim stated he called the police multiple times and suggested they put a speed hump on the street.

Mayor Amatorio stated they can recommend to the police department to conduct a traffic study to find out if one-way traffic is feasible and perhaps install a speed hump. A study usually takes 3-6 months. Mayor Amatorio stated if the building department sees if something was built that was not approved, then the building department will tell them to tear it down. If he built outside or beyond his permit, the building department will not give final approval.

Mr. Keim stated these issues were brought up at the last meeting and he had inquired of the owner how much storage was needed. He had multiple containers on the property, which according to the minutes he was supposed to remove but he never did. He just moved them to a different location on the property. He did it after he got clearance and will build on the weekends. As the containers are being dropped off, they are painting them so it blends in with the landscape.

Vice Chairman Cabrera inquired if Mr. Keim can follow up with someone in the building department since he has pictures.

Mayor Amatorio stated Mr. Keim can forward the photographs to the borough administrator and will be referred to the building department for inspection. They are not making assumptions or judgments. Mr. Keim is an eyewitness. The building department can inspect whether the final completion of the project is permitted.

Close Verbal Communications:

Motion By: Mr. Bergman

Second By: Councilman Lodato

All ayes. None opposed.

COMMITTEE REPORTS

1. Site Plan – No report.
2. Parking Legal – No report
3. Capital Improvements – Mayor Amatorio stated the borough hall is on its way. They are doing the interior of the building. They might be able to complete Vivyan Park by spring and launch it in May. He stated they are working on sidewalk repairs. They are preparing the budget to make more improvements on roads and are working on receiving grants to renovate Coopers Pond.
4. Master Plan – No report
5. Liaison to Board of Adjustment – No report.

OLD BUSINESS

1. Resolution – Samiron Group, LLC, 136 School Street, Proposed Addition to Existing Building

Motion By: Mr. Bergman

Second By: Councilman Lodato

All ayes. None opposed.

NEW BUSINESS

1. Ordinance 23-2612 – An Ordinance Amending Chapter 268 of the Code of the Borough of Bergenfield, Entitled “Stormwater Management”

Mayor Amatorio stated this ordinance was introduced at the March 21, 2023 Mayor and Council meeting.

Councilman Lodato stated the hearing and final passage will be at the May 2, 2023 Mayor and Council meeting. It amends chapter 268 of the code and establishes stormwater management regarding new construction, enlargements, and additions. Councilman Lodato explained the amendment would require seepage pits to be installed on any structure or expansion of structure that exceeds lot coverage in excess of 200 sq. ft. It also sets forth the sight criteria for seepage pits.

Board member Joseph inquired if 136 School Street will be affected by this ordinance change.

Board member Bergman stated they are supposed to install drainage according to DEP standards. It is written in the resolution that they have to install a seepage pit.

Mayor Amatorio stated all the properties in Bergenfield with additions and changes, affecting the coverage, will be affected by this ordinance.

Motion to Accept & Recommend Ordinance

Motion By: Mr. Bergman

Second By: Mr. Joseph

All ayes. None opposed.

MOTION TO ADJOURN MEETING

Motion By: Mr. Bergman

Second By: Mayor Amatorio

All ayes. None opposed.

Meeting was adjourned at 8:44 pm.

Respectfully Submitted,



Hilda Tavitian, Clerk
Planning Board