

**BERGENFIELD PLANNING BOARD
REGULAR MEETING MINUTES
May 20, 2024**

Chairman Robert Rivas called the meeting to order at 8:04 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 from participating in any discussion on this matter.

ROLL CALL

Present: Phil Neville, Councilman Lodato, Robert Rivas, Romeo Abenoja, Ernesto Acosta, Jason Bergman (arrived at 8:09pm) and Praveen Joseph

Absent: Mayor Amatorio, Ernesto Acosta (excused), Joel Nunez, and Miquel Vasquez

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

PLEDGE OF ALLEGIANCE

Led By Board Member Abenoja.

APPROVE MINUTES OF PREVIOUS MEETING – April 15, 2024

Motion By: Mr. Abenoja

Second By: Mr. Joseph

All ayes. None opposed.

CORRESPONDENCE

Letter received from Bergen County Soil Conservation District regarding 114 Hallberg Avenue. Application for soil erosion and sediment control was approved. No action needed.

VERBAL COMMUNICATION

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

No one came forward.

Motion to Close Verbal Communication

Motion By: Councilman Lodato

Second By: Mr. Abenoja

All ayes. None Opposed

COMMITTEE REPORTS

1. Site Plan – No report.
2. Parking/Legal – Ordinance on tonight's agenda to review regarding parking requirements.
3. Capital Improvements – Mayor Amatorio stated they are still working on punch list for new municipal building. The old municipal building will be taken down piece by piece during the summer.
4. Master Plan – Mayor Amatorio stated they are in the process of retaining a planner.
5. Liaison to Board of Adjustment

OLD BUSINESS

None.

NEW BUSINESS

1. Ordinance #24-2626 An Ordinance of the Borough of Bergenfield, County of Bergen, State of New Jersey, to Amend Chapter 186 to Required Additional Parking Requirements for Residential Dwellings

Board Attorney Oh stated the ordinance addresses residential parking spaces. There are some instances the Zoning Board of Adjustment receives variance applications with more than five bedrooms and there is no set guidelines for the required number of parking spaces. Ms. Oh explained in order to ensure bigger homes are built with adequate parking spaces, the Mayor and Council are raising the parking requirements with this ordinance.

Chairman Rivas stated there are a lot of people who use their garages for storage.

Councilman Lodato stated this ordinance is a step in the right direction. People shouldn't complain for receiving tickets if they don't use their garage.

Board member Neville stated he has a problem with this ordinance. He stated the new adopted ordinance for stormwater regulations didn't address the flooding issue as people are still able to take down trees in their backyards that causes flooding. People are overbuilding. In some areas, the seepage pit will be full even before it rains. Mr. Neville stated he likes to see progress, but the ordinance is not addressing the root of the problem.

Board member Bergman stated the ordinance requires a seepage pit for all new buildings. Mr. Bergman stated he understands Mr. Neville's concerns. However, it is ridiculous that only four parking spaces are required for a house with over five bedrooms. An ordinance needs to be passed to increase the standards as there currently is no recourse for someone that comes to the Zoning Board with eight bedrooms.

Board member Acosta inquired if this ordinance is only for new buildings.

Board attorney Oh stated additions are included also.

Chairman Rivas stated he is happy that applications with five bedrooms are having proper assessments.

Councilperson Lodato stated the design standards of houses should be provided. He's seen a large house with at least five bedrooms on Westminster Avenue that has only a one car garage.

Motion to Recommend Ordinance #24-2626 to Mayor and Council

Motion By: Mr. Bergman

Second By: Mr. Abenoja

6 ayes. 1 Nay.

MOTION TO ADJOURN MEETING

Motion By: Mr. Bergman

Second By: Mr. Acosta

All ayes. None opposed.

Meeting was adjourned at 8:32 pm.

Respectfully Submitted,

Hilda Tavitian, Clerk
Planning Board