



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Boro Hall.

January 30, 2018 @ 7:30 PM

SUNSHINE LAW: This meeting is a regularly scheduled meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Boro Hall on January 30, 2018. This date, time and location was established by the resolution of the Board. A copy of the resolution was forwarded to *The Record, the Ridgewood News* and posted in the Borough Hall. All notice requirements of the Open Public Meetings Act of the State of New Jersey have been fulfilled.

Chairman Bochicchio asked for a moment of silence for Ron Burkert's (a Member of this Board) whose wife suddenly passed this weekend.

Chairman Bochicchio advised that is a Roll Call as it is based on the currently Constituted Board.

Mr. Madaio confirmed that the Roll Call is the currently constituted Board.

ROLL CALL:

Rob Burkert	E
Michael Affrunti	P
Jared Geist	P
Michael Worner	E
Timothy Hickey	P
Elmer Pacia	P
Michael Cremin (Alt #1)	P
Ken Armalino	P
Barbara Chen	P
Alfred Moriarty (Alt 2)	P
Janet Masio, (Alt #3)	E
Janet Talmo	P
Chairman William Bochicchio	P
Others:	
Board Attorney, Mark Madaio, Esq	P
Board Engineer, Boswell by D. Harrington	P
Peter Van Den Kooy, CME Associates	X
Board Clerk, Lois Rusch	P
Board Clerk, Rebecca Vazquez	P



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

BUSINESS:

- Chairman Bochicchio advised that there are three (3) new members of the board:

Jared Geist – Class IV

Andrew La Bruno – Class III – Representative of Mayor and Counsel

Jennifer Winant – Atl. III

- Mr. Madaio advises that the Voting Member will be organized as we go through them

BUSINESS:

- Chairman Bochicchio – Voting on the December 12, 2017 Meeting Minutes.
- Chairman Bochicchio calls for a motion for December 12, 2017 Meeting Minutes
- Michael Affrunti would like to motion to accept the meeting minutes - 2nd, by Michael Cremin.
- Chairman Bochicchio calls for present Board Member's Roll Call.
- Michael Affrunti advised that only 5 members were present at last meeting and allowed to vote.
- Chairman Bochicchio confirms with Michel Affrunti and advises the only members who are allowed to vote on the 12/12/17 Minutes are:

Members Allowed to vote on 12/12/17 Minutes	Vote
Michael Affrunti	Y
Michael Cremin	Y
Kenneth Armellino	Y
Alfred Moriarity	Y
Chairman Bochicchio	Y



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

BUSINESS:

- Order of business is the swearing in of newly appointed Joint Land Use Board members by Mark Madaio swore in all members of the Board and requested they sign Letter of Allegiance and Office.
 1. Jared Geist – 1.1.16 to 12.31.19 - Class IV
 2. Andrew LaBruno - 1.1.18 to 12.31.18 – Class III
 3. Jennifer Winant – 1.1.18 – 12.31.19 - Alternate #3
- Chairman Bochicchio swears in the re-appointed Joint Land Use Board members by Mark Madaio swore in all members of the Board and requested they sign Letter of Allegiance and Office.
 1. Ron Burkert, 1.1.17 to 12.31.17 – Class 1 * **Not present – will take care of it at next meeting**
 2. Michael Affrunti, 1.1.17 to 12.31.17- Class 2
 3. Kenneth Armellino 1.1.18 to 12.31.19 - Alternate #1
 4. Nicole Talmo - 1.1.18 – 12.31.19 - Alternate #4
- Chairman Bochicchio nominates the Board Secretary – Secretary to the Board and of the Board:
- Chairman Bochicchio nominates Rebecca Vazquez to the Secretary to the Board. Motioned by Alfred Moriarity, 2nd by Michael Affrunti.

ROLL CALL:

Michael Affrunti	Y
Andrew LaBruno	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y
Kenneth Armellino	Y
Alfred Moriarity	Y
Jennifer Winant	Y
Nicole Talmo	Y
William Bochicchio	Y



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

BUSINESS:

- Chairman Bochicchio nominates Nicole Talmo Secretary of the Board and calls for a motion by Chairman Bochicchio, 2nd by Michael Cremin.

ROLL CALL:

Michael Affrunti	Y
Andrew LaBruno	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y
Kenneth Armellino	Y
Alfred Moriarity	Y
Jennifer Winant	Y
Nicole Talmo	Y
William Bochicchio	Y

BUSINESS:

- Chairman Bochicchio calls for the reorganization of the Board – Chair and Vice Chair.
- Mark Madaio calls for a Motion for Chairman of the Board.
- Motion by Jared Geist, for William Bochicchio 2nd by Michael Cremin.
- Mark Madaio inquires if there are any other nominations or motions for Chairman of the Board.
- Chairman Bochicchio requests Roll Call.

ROLL CALL:

Michael Affrunti	Y
Andrew LaBruno	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y
Kenneth Armellino	Y
Alfred Moriarity	Y
Jennifer Winant	Y
Nicole Talmo	Y



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- Chairman Bochicchio calls for motion for Vice Chair.
- Motion by Andrew LaBruno, for Timothy Hickey, 2nd by Barbara Chen.
- Mark Madaio inquires if there are any other nominations or motions for Vice Chairman of the Board.
- Chairman Bochicchio requests for Roll Call.

ROLL CALL:

Michael Affrunti	Y
Andrew LaBruno	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y
Kenneth Armellino	Y
Alfred Moriarity	Y
Jennifer Winant	Y
Nicole Talmo	Y
William Bochicchio	Y

- Chairman Bochicchio confirms the meeting dates have been posted and reviews the JLUB meeting dates for 2018.
- Chairman Bochicchio acknowledges that Mayor Kelly is now present at the meeting and advised that Mayor Kelly will now be representing himself.
- Chairman Bochicchio reviews meeting dates for Joint Land Use Board.

January 30th
February 27th
March 27th
April 24th
May 29th
June 26th
July 31st
August 28th
September 25th
October 30th
November 27th
December 19th

- Mark Madaio inquires if these dates are all the last Tuesday of the month. Chairman Bochicchio advised that December 19th meeting will be held on a Wednesday.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- Chairman Bochicchio calls to motion to approve the dates.
- Kenneth Armellino makes a motion, 2nd by Andrew LaBruno.
- Chairman Bochicchio calls for a vote on the meeting dates:

ROLL CALL:

Michael Affrunti	Y
Andrew LaBruno	Y
William Bochicchio	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y
Kenneth Armellino	Y
Alfred Moriarity	Y
Jennifer Winant	Y
Nicole Talmo	Y

- Chairman Bochicchio advised that the meeting dates will be placed on the website, newspapers as well as the Borough Calendar.

BUSINESS:

- Resolution of the Housing Element and Fair Share Plan
- Mark Madaio discusses that the Board is aware pursuant to the Land Use Law and how it is adopted a master plan solely within the authority of the Planning Board/JLUB. The Board does hereby adopt the Housing Element and Fair Share Housing Plan presented to you at the last meeting and there are no exceptions to the adoptions. Once this is done we move forward to the governing body for its endorsement.
- Chairman Bochicchio asks to back-up and advises that the Mayor did not vote on the meeting dates and confirms with Mayor Kelly that he is in favor of the meeting dates. Mayor Kelly confirmed.
- Chairman Bochicchio calls for a motion for the resolution for the Housing Element and Fair Share Plan.
- Michael Affrunti makes a motion to approve, 2nd by Michael Cremin.



DUMONT JOINT LAND USE BOARD MEETING MINUTES

- Chairman Bochicchio call for a vote on the meeting dates:

Members Allowed to vote on 12/12/17 Minutes	Vote
Michael Affrunti	Y
Michael Cremin	Y
Chairman Bochicchio	Y

BUSINESS:

- Report called for from the RFQ Committee, Chairman Mike Affrunti.
- Committee did meet several times and made a list that was reviewed and discussed. Decisions were as follows:
- Committee recommends CME Associates as the Professional Planner.
- Michael Cremini makes a motion to approve, 2nd by Barbara Chen.
- Chairman Bochicchio calls for a vote - total of nine members can vote on a 9 member Board – No Alternates.

Mayor James Kelly	Y
Michael Affrunti	Y
Andrew LA Bruno	A
William Bochicchio	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y

- Committee recommends Boswell Engineering.
- Michael Cremini makes a motion to approve, 2nd by Timothy Hickey
- Chairman Bochicchio calls for a vote:

Mayor James Kelly	Y
Michael Affrunti	Y
Andrew LaBruno	A
William Bochicchio	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y



DUMONT JOINT LAND USE BOARD MEETING MINUTES

- Committee recommends Kaufman Semevano and Liebman as the Attorney's for the JLUB.
- Michael Affrunti makes a motion to approve, 2nd by Barbara Chen.
- Chairman Bochicchio calls for a vote:

Mayor James Kelly	N
Michael Affrunti	Y
Andrew LaBruno	A
William Bochicchio	N
Elmer Pacia	N
Barbara Chen	Y
Michael Cremin	N
Jared Geist	Y
Timothy Hickey	N

- Timothy Hickey makes a motion to nominate Mark Madaio, 2nd by Michael Cremin.
- Chairman Bochicchio calls for a vote:

Mayor James Kelly	Y
Michael Affrunti	N
Andrew LaBruno	A
William Bochicchio	Y
Elmer Pacia	Y
Barbara Chen	N
Michael Cremin	Y
Jared Geist	N
Timothy Hickey	Y

- Chairman Bochicchio advises that **Tim Hickey was not on the list to vote on the Resolution, Minutes and Dates.**
- Chairman Bochicchio advises that there is a 5 – 3 with one abstention for an affirmative vote for Mark Madaio.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- 1. FORMAL:** Review of Application for variance for side yard
315 E. Madison Avenue
Block 1316, Lot 2.01

- Application was reviewed and presented in front of the Board. The Board was please with Mathew Cappizzi presentation before the Board requesting to extend their porch to the same building line.
- A motion made by Michael Cremin to approve the application, 2nd by Michael Affrunti.
- Chairman Bochicchio calls for a vote:

Mayor James Kelly	Y
Michael Affrunti	Y
Andrew LaBruno	Y
William Bochicchio	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y

- Chairman Bochicchio declares application is approved.

2. FORMAL:

Review of Application for variance for proposed restaurant addition, review of comments by Fire Official and observations by Board members. Review of Boswell letter.

La Taberna/Lazaro Negrin, T/A Sayola, LLC
31 West Madison Avenue
Block 112, Lot 3

- Application was reviewed and presented to the Board. The Board was pleased with the changes that were made to be in compliance in accordance to the Fire Code Official and Engineer's recommendation. At this time all questions and concerns have been addressed with the Board.
- A motion made by Michael Cremin to approve for the Resolution, 2nd by Michael Affrunti.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- Chairman Bochicchio calls for a vote:

Mayor James Kelly	Y
Michael Affrunti,	Y
Andrew LaBruno	Y
William Bochicchio	Y
Elmer Pacia	Y
Barbara Chen	Y
Michael Cremin	Y
Jared Geist	Y
Timothy Hickey	Y

- Chairman Bochicchio declares application is approved.

3. FORMAL: Review of Application for variance for addition
49 Brookfield Road
Block 204, Lot 21
Romano

- Application was presented in front of the Board at this time and the survey did not show existing condition and the application for a variance is not valid. Mark Madaio suggested Anthony Romano not represent himself as an Attorney or Architect.
- Chairman Bochicchio recommends to post-pone application suggesting a Lawyer for representation and to have an valid document.
- Chairman Bochicchio advised that there is additional work to be done and call for motion to close meeting.
- A motion made by Barbara Chen 2nd, Andrew LaBruno.