



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.

May 29, 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 Senior Center on May 29, 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.

ROLL CALL:

Ron Burkert	Class I	A
Michael Affrunti	Class II	P
Andrew LaBruno	Class III	E
Barbara Chen	Class IV	P
Michael Cremin	Class IV	P
Jared Geist	Class IV	A
Elmer Pacia	Class IV	P
Timothy Hickey	Class IV	A
Kenneth Armellino	Alt #1	E
Alfred Moriarity	Alt #2	P
Jennifer Winant	Alt #3	P
Nicole Talmo	Alt #4	P
Chairman William Bochicchio	Class IV	P
Others:		
Board Attorney, Mark Madaio, Esq		P
Board Engineer, Boswell, Dennis Harrington		P
Peter Van Den Kooy, CME Associates		E
Board Clerk, Rebecca Vazquez		P

BUSINESS: Review and Approval of May 29th Minutes

Chairman Bochicchio advises on the difference of the Board.

Chairman Bochicchio asks for a motion to accept minutes as discussed.

- Motion to approve minutes of 5/29/2018 by Al Moriarity, 2nd by Michael Cremin.

Chairman Bochicchio asks all in favor.

- All in favor.



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BUSINESS: Resolution 49 Brookfield Road (Block 204, Lot 21)

Deny application without prejudice.

Applicant built house and covered up easements and installed a pool; used a lot of coverage. Variances were needed, but had no cohesive plan. Provided an opportunity to advise plan, but applicant didn't continue forward with application. Absence of reasons to grant variances requested.

Chairman Bochicchio asks for a motion to accept resolution as corrected.

- Motion to accept resolution made by Michael Cremin, 2nd by Nicole Talmo.

ROLL CALL:

Michael Affrunti	Class II	Y
Barbara Chen	Class IV	Y
Michael Cremin	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity (<i>in place of Ron Burkert</i>)	Alt #2	Y
Jennifer Winant (<i>in place of Timothy Hickey</i>)	Alt #3	Y
Chairman William Bochicchio	Class IV	Y

- Motion is carried.

BUSINESS: Review of Application for Variance for Proposed Minor Site Plan

24 Grant Ave., LLC
24 Grant Avenue
Block 601, Lot 24

Applicant will withdraw request of LED lights for sign to comply with borough ordinance.

Applicant requested variance for area of the sign from 16 sq. ft. to 24 sq. ft. and 16 ft behind the curb.

Drainage plan for seepage drain was reviewed by applicant. Neighbor's property flows into and drains onto applicant's property. Discussed shared cost since it goes onto neighbor's property and maintaining open communication due to concerned residents regarding this project.

Determining aspects of the property, was overland flow permitted not permitted? Was it a flood zone or a flood way? Was it flaw by original design engineers? Wants to develop a solution to get water off of Ms. Heather Havens property.



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Summary of what will be approved and/or denied:

1. Sign that is slightly larger than permitted.
2. Side yard setback: 10ft minimum side yard setback required when business is adjacent to residential property.
3. Application was constructed at 3.2 feet, which was done based upon approval of plans.
4. Considering a buffer: 5ft fence or wall or 4ft wide planting strip.
5. Applicant is proposing existing 4ft high fence.

Chairman Bochicchio advises a motion for a 5-minute adjournment.

- Motion for an adjournment made by Barbara Chen, 2nd by Michael Cremin.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Closed Brief Session

Chairman Bochicchio advises - No more than 5 minutes.

BUSINESS: JLUB Meeting Resumes After 5 Minutes

Chairman Bochicchio asks for a motion to approve or deny application for variance for proposed minor site plan. Approval or denial of application is discussed.

Michael Cremin makes motion to approve application and recommends approval of items with a side note to correct the issue with flooding.

- Motion to approve application made by Michael Cremin, 2nd by Nicole Talmo.

ROLL CALL:

Michael Affrunti	Class II	Y
Barbara Chen	Class IV	Y
Michael Cremin	Class IV	Y
Elmer Pacia	Class IV	A
Alfred Moriarity (<i>in place of Ron Burkert</i>)	Alt #2	Y
Jennifer Winant (<i>in place of Timothy Hickey</i>)	Alt #3	Y
Chairman William Bochicchio	Class IV	Y

- Application is approved.



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BUSINESS: Motion Opened to Public

Chairman Bochicchio asks for a motion to open to the public.

- Motion to open to the public made by Barbara Chen, 2nd by Alfred Moriarity.

Chairman Bochicchio asks all in favor.

- All in favor.

Ms. Heather Havens speaks. Heather explains that the properties aren't leveled and flooding has destroyed her grass; she spent \$3,000 to fix reported damage. Heather inquires about the elevation survey on the property before initial approvals were made and suggests that the survey is off by 6 to 7 inches.

Chairman Bochicchio confirms that the elevation survey was included within the original site plan approval and explains that because of the specs, the properties flaws were overlooked. Chairman Bochicchio suggests that Heather write her concerns and send it to the Board Attorney, Mark Madaio, Esq., where a letter will be sent to the mayor and counsel. The Board will follow up with the Mayor and council and the borough engineer.

Chairman Bochicchio advises that no further Business to discuss and requests for a Motion to Adjourn the meeting.

- Motion by Alfred Moriarity, 2nd by Ronald Burkert.

Chairman Bochicchio asks all in favor.

- All in favor.

Meeting Adjourned.