



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

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

Tuesday, October 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 Senior Center on October 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.

ROLL CALL:

Ronald Burkert	Class I	E
Michael Affrunti	Class II	P
Councilman, Andrew LaBruno	Class III	P
Barbara Chen	Class IV	P
Michael Cremin	Class IV	P
Elmer Pacia	Class IV	P
Timothy Hickey	Class IV	A
Kenneth Armellino (<i>in place of Ron Burkert</i>)	Alt #1	P
Alfred Moriarity	Alt #2	E
Jennifer Winant (<i>in place of Timothy Hickey</i>)	Alt #3	P
Nicole Talmo	Alt #4	A
Chairman, William Bochicchio	Class IV	P
Others:		
Board Clerk, Rebecca Vazquez		P
Board Attorney, Dean Stamos		P

BUSINESS: Review and Approval of August 28th Minutes.

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

- Motion to approve minutes of August 28, 2018 by Kenneth Armellino, 2nd by Barbara Chen.

Chairman Bochicchio asks all in favor.

- All in favor.



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BUSINESS: Review of Application – 150 New Milford Avenue (Block 816, Lot 17).

Mr. Jacob Palathinkal is sworn in by Board Attorney, Dean Stamos.

Mr. Palathinkal, who purchased and currently rents out first portion of subject property, is requesting a variance to extend driveway of existing 2-family home due to insufficient parking. According to Mr. Palathinkal, tenants are unable to park outside of garage and/or on the street and desire a comfortable parking area. Mr. Palathinkal would like to establish parking in front of residence for convince of tenants. A total of 5 vehicles exist, two of which Mr. Palathinkal owns and the remaining three belong to tenants.

It was suggested to Mr. Palathinkal to attach parking spots to the garage by 20ft, instead of implementing parking on the middle of the lawn. It was explained to Mr. Palathinkal that it's too dangerous to expand driveway facing New Milford Avenue due to high traffic volume. Additionally, the residential property located next to the subject property does not have the proper setback, thus making it difficult to back out of the parking space safely.

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

- Motion to open to the public made by Barbara Chen, 2nd by Michael Affrunti.

Chairman Bochicchio asks all in favor.

- All in favor.

Chairman Bochicchio asks the public if there are questions or concerns. No questions or concerns were raised.

Chairman Bochicchio requests for motion to close.

- All in favor.

5-minute Adjournment.

Options discussed considered moving two parking spots off of New Milford Avenue and applying for a variance to extend the driveway 23ft wide; submitting plans to compass revisions. Drainage and seepage must be considered when extending the driveway 23ft wide. It was explained that the approval for the Building Department and Boro Engineer is required.

Chairman Bochicchio requests for motion to deny application.

- Motion to deny application made by Barbara Chen, 2nd by Michael Affrunti.



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ROLL CALL:

Kenneth Armellino (<i>in place of Ron Burkert</i>)	Alt #1	Y
Michael Affrunti	Class II	Y
Councilman, Andrew LaBruno	Class III	N
Barbara Chen	Class IV	Y
Michael Cremin	Class IV	Y
Jennifer Winant (<i>in place of Timothy Hickey</i>)	Alt #3	Y
Elmer Pacia	Class IV	Y
Chairman, William Bochicchio	Alt #2	Y

- Motion is carried.

BUSINESS: Review of Survey – 34 Bussell Court (Block 403, Lot 38)

Albert Rosado sworn in by Board Attorney, Dean Stamos.

It was discussed that Mr. Rosado's public notice was published on October 22, 2018, not 10 days before today's date. As a result, a hearing is prohibited. It was explained that the contents of the public notice are incorrect. The newspaper content and mailed content are inadequate because the property address, block and lot number, nature of matters to be considered, as well as date, time, and location was not included in the public notice. Moreover, a statement as to where the plans can be reviewed must also be provided.

Mr. Rosado was encouraged to consult with an attorney regarding statute NJSA40:55D-12. It was suggested that Mr. Rosado reschedule review of the application. Chairman Bochicchio asks Mr. Rosado if he would like to withdraw the application. Mr. Rosado confirms withdrawal of the application. Chairman Bochicchio confirms that review of the application will be carried over to November of 2018.

BUSINESS: Review of Notice Published October 20, 2018.

It was discussed that Mr. Patel's public notice was published on October 20, 2018, which is 10 days before today's date. It was explained that the contents of the public notice are incorrect. The mailed content differs from the newspaper content. In addition to this, the date, time, and location of the public notice must be included.

Mr. Patel is advised to return back after everyone is re-noticed, as well as the mail notice due to insufficient information. Mr. Patel was encouraged to come back in November 2018. Mr. Patel explained that he will not be available until December 2018. It was asked if Mr. Patel wants to agree to extend the time to hear the application, otherwise it will be dismissed. Mr. Patel confirmed the extension for the application.

Chairman Bochicchio requests for a Motion to Adjourn the meeting.

- Motion to adjourn the meeting made by Barbara Chen, 2nd by Michael Affrunti.
- Chairman Bochicchio asks all in favor.
- All in favor.

Meeting Adjourned at 9:00pm.