



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.

Tuesday, November 27, 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	P
Michael Affrunti	Class II	P
Councilman, Andrew LaBruno	Class III	E
Barbara Chen	Class IV	P
Michael Cremin	Class IV	P
Kenneth Armellino	Class IV	P
Elmer Pacia	Class IV	P
Timothy Hickey	Class IV	A
TBA	Alt #1	
Alfred Moriarity	Alt #2	P
Jennifer Winant	Alt #3	P
Chairman, William Bochicchio	Class IV	P
Others:		
Board Attorney, Mark Madaio, Esq.		P
Board Engineer, Boswell, Dennis Harrington		P
CME Associates, Peter Van Den Kooy		E
Board Clerk, Rebecca Vazquez		P
Construction Official, Paul Renaud		P

BUSINESS: Review and Approval of August 28th Minutes as Printed.

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

- Motion to approve minutes of 08/28/2018 by Michael Cremin, 2nd by Kenneth Armellino.

Chairman Bochicchio asks all in favor.

- All in favor.



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BUSINESS: Review of Site Plan and Variance Application

Jonathan Lamstein (owner/applicant)
56-70 Cortland Avenue
Dumont, NJ 07628
Block 1209, Lots 9 & 10

Jonathan Lamstein (owner/applicant) is requesting approval of site plan and two variances. The property, 56-70 Cortland Avenue, faces three streets –Erie, West Quackenbush, and Courtland. Mr. Lamstein had purchased the property in 2013 and had renovated the interior and exterior. He currently operates an offsite catering facility, Above and Beyond Catering, where Latin bread is sold to other facilities/restaurants. He's looking to expand the building by 3,500ft and would like additional space for bakery operations. However, the property lies within the "B2 zone," which prohibits bakery use and operations. Mr. Lamstein is requesting expansion on non-conforming use.

A parking variance is needed due to town ordinance, which requires 27 parking stalls; 19 parking stalls currently exist and are well "over parked" due to employees. Mr. Lamstein will be re-stripping parking area and will be keeping the existing 19 parking stalls. However, parking spots that are existing extend over the property lines largely in the public's right-of-way. Vehicle parking occurs during the day, and commercial truck during the evening; it has been arranged that way. Sidewalk and curbs are to be improved via repairment and/or replacement if damage occurs; sidewalk must be reinforced if it hasn't already been done.

Construction Official, Paul Renaud confirmed space; trucks are parallel to the building and there's no congestion in regards to parking.

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

- Motion to open to the public by Barbra Chen, 2nd by Michael Cremin.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Review of Site Plan and Variance Application Open to The Public

Thomas Rankin from 16 Erie Street, Dumont, NJ 07628 sworn in by Board Attorney, Mark Madaio, Esq.

Mr. Rankin is concerned about the noise factor considering garbage pickup, which occurs a quarter to six in the morning, and trucks in the evening. It was asked if the trucks will move from the front of the property to the back. It was confirmed that the loading area for the trucks will remain in the front.

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

- Motion to close to the public by Barbra Chen, 2nd by Ronald Burkert.

Chairman Bochicchio asks all in favor.

- All in favor.



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BUSINESS: A1 – Engineering

Architect, Scott Lurie sworn in by Board Attorney, Mark Madaio, Esq.

Mr. Lurie has been a licensed architect since 1976 in the state of New Jersey; his license is currently active. He has experience testifying in front of boards. It's suggested that Mr. Lurie's plans be marked as A2 and to be accepted.

Details of the property are discussed with Mr. Lurie. Testifying A3 –existing storage is the bakery also.

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

- Motion to open to the public by Michael Affrunti, 2nd by Kenneth Armellino.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Questions and/or Concerns Open to The Public

Thomas Rankin from 16 Erie Street, Dumont, NJ 07628 wants to know how close the structure will be next to his fence. It was confirmed that the building is 10ft offset form the property line.

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

- Motion to close to the public by Michael Affrunti, 2nd by Kenneth Armellino.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Jonathan Lamstein (owner/applicant)

74 Cortland Avenue
Dumont, NJ 07628

Jonathan Lamstein (owner/applicant) is sworn in by Board Attorney, Mark Madaio, Esq.

Mr. Lamstein purchased the property in 2013, while completing renovations in March of 2014 and began operating a catering business. He had catered large events, but not high volume. For instance, he catered for holiday parties and/or country clubs. The busy months are December, March, April, and June. The business schedule is Monday through Friday from 9 A.M. to 3 P.M. and weekends from 6 A.M. to 7 P.M. Occasionally, the business will operate on a Sunday, but it depends if there's a job on that day. Table seating, location of office space, storage, and 3 existing kitchens were discussed.



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According to Mr. Lamstein, he has approximately 9 employees, but can reach up to 18 employees. In addition, the manager is the book keeper.

It was asked of Mr. Lamstein when the mechanicals will be running. It was confirmed by Mr. Lamstein that it would be running Monday through Friday from 6:30 A.M. to 3:30 P.M.

Chairman Bochicchio asks for a motion to have a 5-minute recess.

- Motion to have a 5-minute recess by Barbra Chen, 2nd Elmer Pacia.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Return from 5-Minute Recess

It was agreed that Jonathan Lamstein (owner/applicant) will come back next month to board with a more detailed plan in place regarding function and number of employees in the business.

It was brought to Mr. Lamstein's attention that parking in front of the property aren't legal parking spaces; parking should be 20ft and 10ft is part of the towns.

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

- Motion to open to the public by Kenneth Armellino, 2nd by Michael Cremin.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Questions and/or Concerns Open to The Public

Thomas Rankin from 16 Erie Street, Dumont, NJ 07628 would like to know when he will be notified of the following meeting. It was suggested that Mr. Rankin call the board secretary during business hours and/or check the agenda on the website for any updates –applicants are entitled to adjournments if desired, but cannot guarantee that they will be present. However, it was explained that they will likely be present due to an adjournment request.

The next meeting was confirmed for 01/29/2019. It was suggested to Jonathan Lamstein (owner/applicant) that he provide a complete explanation of staff, what the rooms will be used for, a basic layout due to the possibility of change, and number of employees he will be driving (how many people is he picking up and bringing over).

Judy Miranda from 16 Erie Street, Dumont, NJ 07628 is concerned about the interest of the neighborhood, specifically high school adolescents and safety regarding traffic patterns. The delivery trucks have blocked sidewalks. According to Mrs. Miranda, the bakery has operated as late as 11pm, which surpasses the reported timeframe confirmed by Mr. Lamstein. However, it was explained to Mrs. Miranda that the noise ordinance is from 7 A.M to 11 P.M.



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Carlos Polanco from 63 West Quackenbush, Dumont, NJ 07628 explained that he shares part of the driveway with Mr. Lamstein and inquired about improvement plans. It was confirmed that it's existing and that the repair and/or maintenance of the wall, needs to be considered –trees and leaking exist. According to Mr. Polanco, he spoke to Mr. Lamstein in the past, who agreed to take care of it.

Mr. Polanco requested a sketch of the landscaping and lighting, which will be provided in the blueprint.

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

- Motion to close to the public by Michael Cremin 2nd by Kenneth Armellino.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Summary of Next Meeting

It was discussed what will be provided in the next meeting.

The floor plan provided must accurately reflect elevations and any other information. The dumpster location and any other details must be provided as well. The site plan must be revised.

Request to adjourn to 01/29/2019 was made and is not required to re-advertise.

9:19pm