

DUMONT JOINT LAND USE BOARD

MINUTES

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Flag Salute

(This meeting is being conducted by Mark Madaio, Esq. in the absence of Chairman Bochicchio and Timothy Hickey).

SESSION: These are the Minutes of a regular meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Senior Center on

October 25, 2016
7:30 P.M.

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 25, 2016. This date, time and location were 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		P	Michael Affrunti		P	Councilman Matthew Hayes		A
Michael Worner		A	Timothy Hickey		A	Elmer Pacia		E
Joseph Hakim		A	Barbara Chen		A	Michael Cremin Alt #1		P
Alfred Moriarty Alt #2		P	Janet Masio Alt #3		P	Ken Armellino Alt #4		P
Chairman William Bochicchio		E						

Others:

Board Attorney	Mark D. Madaio, Esq.		P
Board Engineer	Boswell Engineering	J. Fordham	E
Board Planner	Maser Consulting	Darlene Green	E
Board Clerk		Lois Rusch	E

BUSINESS: Review and Approval of Business Professional Invoices

- Chairman William Bochicchio will go to the Building Department to review/sign off on invoices.

BUSINESS: Approval of Minutes

- Motion to approve Minutes of 9/29/16 by M. Cremin (not audible)
- All in favor

FORMAL: Resolution

Mr. Madaio stated that at the last meeting there were two items, amending the Fair Share Plan and Housing Element portion of Master Plan. He requested of the Board to vote the same as they did last month because the Resolution was prepared accordingly.

The second thing voted on was the recommendation as to Redevelopment Plan. Resolution was circulated and a couple of suggestions, i.e., height, sprinkling of the affordables throughout among them, were voted on.

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Ron Burkert: **Yes**; Michael Worner, Absent; Mike Affrunti: **Yes**; Timothy Hickey, Absent; Barbara Chen: Absent; Matt Hayes: Abstained; Elmer Pacia: **No**; Michael Cremin: **Yes**

One other item to discuss is that Mr. Madaio, Bill Bochicchio, Darlene Green and Greg Pasteur all went to a mediation session at the courthouse with Fair Share Housing, who was the plaintiff in the effort to toss out COAH. They are now the people who have the reports and numbers from the Kinsey Report. They say we need 500 units, we say we need four. What has happened behind the scenes is Darlene Green did a Vacant Land Adjustment to show that we don't have any vacant land for their high number of units they want us to build. Based on their study, they say we need 422 units from 1999 to 2015, 295 units if we settle. By having this Vacant Land Adjustment we are allowed to develop our own realistic number, which we said is 3 or 4 units realistically because our ability (no vacant land) is so low we can't take any 2 for 1-rental bonuses. With that low a number, we would have to build and not take credit for what we have. Fair Share said we would raise our RDP and satisfy it with things we built things since '99. St. Mary's, etc. That's better for us. Credits exist or plan to be built (Landmark). Developments between '99 and now give us credits, 81 credits due so we would have to zone for something like 30 to 35 units total.

What is suggested is to allow zoning for 2nd or 3rd stories on Washington or Madison Avenues. We could change zoning along the tracks on West Shore Avenue, which just buffers the tracks from residential, two stories could work and wouldn't strain anyone. If they were nice buildings like townhouses, it would be an improvement.

Mr. Madaio indicated that he was asked to have this discussion with the Board. Landmark did not buy out all our obligations, We still have to figure out how to place other units over next 9 years, maybe rezoning business district to allow higher buildings and West Shore are the two options. In all likelihood rezoning to allow slightly higher buildings would result in rental units and affordables could be included. If we agree with this mediation with Fair Share a builder cannot sue us since we are taking action. These units should be near center of town because these renters need transportation, stores, etc. This could be good for the downtown area.

Mr. Madaio needs to report to Fair Share that we have no objections to rezoning options. It was agreed there are no objections from the Board.

Motion to adjourn by Ken Armellino
2nd by Mike Affrunti
(not audible)

Minutes submitted by:

Lois Rusch (from tape provided by Ken Armellino)
Joint Land Use Board Clerk

* Please Note: Full Recording of This Meeting Available.