

DUMONT JOINT LAND USE BOARD

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Flag Salute

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

July 26, 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 July 26, 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	A	Michael Affrunti	P	Councilman Matthew Hayes	A
Michael Worner	P	Timothy Hickey	A	Elmer Pacia	P
Joseph Hakim	A	Barbara Chen	P	Michael Cremin Alt #1	P
Alfred Moriarty Alt #2	A	Janet Masio Alt #3	P	Ken Armellino Alt #4	P
Chairman William Bochicchio	P				

Others:

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

BUSINESS: Review and Approval of Business Professional Invoices

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

FORMAL: Resolution

Mr. Madio instructed members of the Board that at this meeting they will be voting on the Resolution passed at our special meeting on July 14 to not declare DeAngelo property An Area in Need of Redevelopment.

He also stated that within 4 days of our July 14 meeting he received papers from Mr. delVecchio certifying that the JLUB is enjoined from using any of its statutory powers with the regard to this developer, but a special master examiner will be appointed in their stead. The papers further stated that JLUB will pay costs of this master examiner and the JLUB and staff will help this examiner as necessary and this master examiner will be in authority until Landmark receives final governmental approvals, etc.

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Mr. Madaio has prepared a response, summarizing all actions taken thus far. A legal brief section (response) will be Fed Ex'd to Judge Meehan by tomorrow, July 27. Court will hold argument on the matter on Monday and we will all weigh in.

Mr. Bochicchio stated that in every case when we were asked to do something, we complied. We did follow all rules and regulations in every case. We were asked to have a study done and had the study done. It was the decision of the Board and the residents that we remove Ms. Greene who seemed to be biased in the way she reported. Mr. Layton of Maser did the study. He came in with a lame presentation, not strong and Board had no choice but to vote it down. But we complied with the law. We had study done and the law can't tell us how to vote. We did expect Mr. del Vecchio to file and Mr. Madaio's responses are very methodical and very strong.

M. Madaio: It is important that we adopt this Resolution as we are being held to a very high standard and do not want to be viewed as never bothering to adopt a Resolution.

Discussion:

Questions from the Board about contamination of the site. M. Madaio indicated it was not addressed in the Resolution as it was addressed in Mr. Madaio's court response.

Motion to accept the Resolution

B. Chen,

2nd Elmer Pacia

Rollcall:

Janet Masio: **yes**; Ken Armellino: **yes**; Mike Affrunti: **yes**; Elmer Pacia: **yes**; Barbara Chen: **yes**; Chairman Bochicchio: **yes**. Six affirmative votes, Resolution is passed.

Motion to open to the public:

Mike Affrunti

2nd by Barbara Chen

Members of the public who spoke:

Matthew Baylin, 12 Elizabeth Street

Lili Binney, 32 Roxbury Road

Mr. Baylin wanted to go on record as never suggesting "blighted" neighborhood; all that is left behind at the site is material from a working business. Ms. Binney wanted clarification regarding location of Judge Meehan's courtroom; it is room 301.

Motion to close to the public

Mike Affrunti

2nd by Barbara Chen

Motion to adjourn

Mike Affrunti

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2nd by Mike Worner
10:30 PM

Minutes submitted by:

Lois Rusch
Joint Land Use Board Clerk

* Please Note: Full Recording of This Meeting Available.

