

Minutes of Meeting of 4-10-17 - Dumont Joint Land Use Board

Flag Salute

Chairman Bochicchio asked for a moment of silence.

SESSION: This is a specially scheduled meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Senior Center.

April 10, 2017

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 April 10, 2017. 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	Class I	P
Michael Affrunti	Class II	P
Jared Geist	Class III	P
Michael Worner	Class IV	E
Timothy Hickey	Class IV	P
Elmer Pacia	Class IV	E
Michael Cremin	Class IV	P
Barbara Chen	Class IV	P
Ken Armellino	Alt #1	P
Alfred Moriarty	Alt #2	P
Janet Masio	Alt #3	P
Nicole Talmo	Alt #4	P
Chairman William Bochicchio	Class IV	P
Others:		
Board Attorney, Mark Madaio, Esq		P
Board Engineer, Boswell by Jim Fordham		P
Jennifer Beahm, CME Associates		P
Board Clerk, Lois Rusch		P

BUSINESS: Review and Approval of Business Professional Invoices

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

Minutes of Meeting of 4-10-17 – Dumont Joint Land Use Board

BUSINESS: Approval of Minutes of 4-10-17

- Motion to approve Minutes of 4/10/17 by Mike Affrunti, 2nd by Janet Masio
- All in favor.

BUSINESS: Continued review and discussion of Landmark Plans.

Mr. delVecchio said we are here to continue public hearings, their engineer spent time going through commentary, which was produced and filed in advance with the Board.

- A-26 Revised storm water management report, dated 3.29
- A-27 Updated site plan drawings consisting 25 sheets dated 3.29
- A-28 Stonefield sanitary sewer report, 5 sheets dated 3.29.
- A-29 Stonefield review letter updated reply, dated 3.29
- A-30 D & D update dated 3.29
- A-31 Color rendering of sheet 3-C of the set revised 3.29 by Stonefield Engineering

J. Martell, Engineer from Stonefield was recalled and discussed previous questions:

Lighting plan agreed to ratio 4:1, LED light fixtures. Storm water management was agreed to; connection of onsite system and Stratford Road, 24" pipe, new pipe in Stratford. Only change is that they relocated pipe to the west side of Stratford Road as there is a gas pipe on the east side. Landscaping: agreed to planting design to appear more natural around perimeter. (Shade Tree Commission will receive plans). About 18 existing trees are being looked at to preserve. Some of the new trees will be moved to comply to within 10' of curb for parking lot trees. Sanitary sewer is in compliance with DEP criteria. The bus stops will be relocated 15-20 ' north to improve sight distance from driveway and physical separation between driveway and bus stop, to comply with County, notification of Bus Company prior to relocations.

Mr. Fordham, Boswell Engineering, commented that performance and maintenance bonds will be required for two years by the Board at some point. Also, he indicated they are still reviewing storm water and offsite vs. onsite sanitary review. Their structural engineer also reviewed a geotechnical report. Lot 1 was not included in report, would like it to be.

Questions from the Board included placement of bus shelter/stop, diameter of existing trees being considered, storm water management.

Motion made to open to the public by Barbara Chen; 2nd by Jared Geist, all in favor:

Mr. Bochicchio asked for questions of the Engineer:

Lily Biney 32 Roxbury Road	Lynne Vietri 41 Wilkins Drive	Mike Sullivan 125 Andover Avenue
Tom Gorman 46 Wilcox Street	Mike Gagel 44 Wilkins Drive	Joyce Ghia 480 Washington Avenue

Questions asked of engineer regarding geotechnical report, involvement of fire and police department involvement (Mr. B. indicated he has spoken with the Chief of Police regarding public safety issues), Stratford Road access and availability to public, well closure requirements. Further questions regarding runoff of water (these pipes are underground), and police department traffic division issues, (unintelligible due to papers rustling), height of buildings. Issues also included location of trees, fence,

Minutes of Meeting of 4-10-17 – Dumont Joint Land Use Board

and responsibility for emergency gate, on street parking for contractors. Contaminated soil removal and notification to public, swale locations, and lighting on backs of buildings (none, except for patio lights). Further questions regarding LSRP (will be available when they apply for building permits), borings, reusing materials, testing on the well, construction hours (no contractor hired yet but will comply with ordinances), reuse of soil or new for grading (some of each), turning lanes on Washington Avenue (none, but re-striping will be done). Issue of traffic light at Gordon/Grant backing up traffic was also discussed. Mr. Bochicchio indicated many of these questions will be answered at later meetings that include Building Department. He also requested the soil remediation plan be made available to the Board, Mr. delVecchio declined as it would cause an expense his client is not obligated to pay. Mr. Bochicchio asked in good faith to the town they are coming into, that he speak with his client regarding this. Mr. delVecchio agreed.

Motion was made to close to the public by Mike Affrunti, 2nd by Barbara Chen; all in favor.

Gary Dean, Traffic Expert, of Dolan and Dean, was sworn in and credentials presented.

Mr. Dean said he prepared Exhibits A-3 and A-30, regarding traffic flow (counts) in typical peak flow times in the present neighborhood. First done in 2013 and updated in 2016. Mr. Dean further explained the number of vehicles at various times, especially peak times (7:30-8:30 AM, 4:45-5:45 PM) and concluded there was very little change since 2013. He further explained did not have info from when DeAngelo Farms was in operation, but relies on studies from ITE, who collects and compiles studies, for a sense of how much traffic a particular development would generate. He further offered his projections on how many vehicles would impact Washington Avenue from the development. He indicated that the DeAngelo driveway on the south end is very wide and dangerous for pedestrians and this would be improved by their design. He felt the design meets or exceeds all requirements/codes.

Questions from the Board included ITE (gold standard in traffic assessment) assumptions, (4 high rises, more than 10 stories; mid-rises 4 to 10; low-rise 2-3 stories, which includes this project, and apartments, 1-2 stories; gives higher traffic impact and they used that. ITE does not count bedroom numbers in their assumptions. Traffic study of DeLong & Essex was done recently; 160 vehicles = 85 going west, 77 going east. Essex Pl was 26/17.

Mr. Bochicchio asked about the Gordon Ave/Grant Aves traffic backups and fears that the project will make a bad situation worse. Streets not opposite each other, which causes backup. The situation existed prior to this project, according to Mr. Dean.

Mr. Bochicchio addressed the engineer, a request by the police department to have a diagram of breakaway gate proposed for Stratford, which will be complied with. Mr. Fordham questioned the ITE report indicating no impact on Washington Avenue. Concerned about Grant and Washington intersection and surprised that the County did not question it. Developer feels the impact is so small that they didn't consider it. However Jennifer Beahm disagreed and discussed it with Mr. delVecchio.

Motion to open to the public made by Mike Affrunti, 2nd by Barbara Chen, all in favor.

Lynne Vietri 41 Wilkens Drive	Mike Sullivan 125 Andover Street	Lily Biney 32 Roxbury Road
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Minutes of Meeting of 4-10-17 – Dumont Joint Land Use Board

Chris Sheridan 9 Wilcox Street	Tom Gorman 46 Wilcox Street	

Questions posed by the public included traffic impact/times of day, driveways at DeAngelo’s, traffic turn going north onto Wilkins Drive/Massachusetts Ave., accuracy of IDE traffic generators, lack of Gordon Avenue study, traffic flow on all side streets, Redevelopment Plan as it pertains to offsite and onsite traffic analysis. According to Mr. delVecchio, the County has jurisdiction of Washington and dictated the scope of traffic studies. The Board does not have jurisdiction over the County. Ms. Beahme said traffic reports should include other streets and feels it is mentioned in the Redevelopment Plan. Mr. delVecchio disagreed.

Mr. Bochicchio declared an impasse and requested a conference call between the attorney’s, the County, the engineer and the planner. Perhaps we can get guidance.

Mr. Dean sited DOT impact definition is 100 cars per hour at an intersection, but it is 15 vehicles per hour on Gordon. No significant increase. Which is why the County did not ask for the study.

Further questions by the public covered dates of traffic study/settlement agreement.

Motion to close to the public by Ron Burkert, 2nd by Mike Affrunti, all in favor.

Mr. delVecchio announced they have concluded their testimony. Mr. Bochicchio announced that public comment will be welcome for the next half hour; at the next meeting we should have a written report from Chief of Police present, Traffic Division, and anything else we need.

Motion to open to the public by Mike Cremin, 2nd Tim Hickey (unintelligible – please correct if necessary)

Mike Sullivan 125 Andover Avenue	Bruce deLyon 67 Beacon Street	Lynne Vietri 41 Wilkins Drive
Lily Binney 32 Roxbury Road	Mike Gagel 44 Wilkins	

Statements from the public regarding studies and reports availability on the website (should be on). Deadlines were questioned and Mr. Bochicchio indicated we have court appointed deadlines. Suggestion also received that Landmark’s reluctance to share the soil report questionable at best. Question also about a streetlight possible for the development. Given all the streets that will be impacted, County should help us. Bill being considered, A-97, may or may not apply to this instance. Soil remediation and dens were commented on as well.

Motion to close to the public made by Mike Affrunti, 2nd by Jared Geist, all in favor.

Mr. Bochicchio announced the meeting on April 25 will be open to the public for questions or comments, and he will not recall Landmark’s witnesses.

Motion to adjourn made by Jared Geist (? Unintelligible), 2nd by Barbara Chen, all in favor.

Minutes of Meeting of 4-10-17 - Dumont Joint Land Use Board

Meeting adjourned at 10:15 PM

Lois Rusch, Clerk
Dumont Joint Land Use Board