



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 Borough Hall.

Tuesday, February 26, 2019
@ 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 February 26, 2019. 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
Jimmy Chae	Class III	P
Barbara Chen	Class IV	P
Michael Cremin	Class IV	P
Kenneth Armellino	Class IV	P
Elmer Pacia	Class IV	P
Alfred Moriarity	Class IV	P
Jennifer Winant	Alt #1	P
Thomas Kelly	Alt #2	E
Domenick Panfile	Alt #3	P
Joe Reissner	Alt #4	E
Chairman, William Bochicchio	Class IV	P
Others:		
Board Attorney, Mark Madaio, Esq.		P
Board Engineer, Boswell, Dennis Harrington		P
Board Clerk, Rebecca Vazquez		P

- Motion is carried

BUSINESS: Review and Approval of January 29, 2019 Minutes

Minutes will be e-mailed to the Joint Land Use Board the following Monday.

Chairman, William Bochicchio calls for a motion to carry the minutes for the 1/29/2019 JLUB meeting.

- Motion to carry the minutes made by Chairman, Bochicchio, 2nd by Michael Affrunti.

Chairman Bochicchio asks all in favor.

- All in favor.



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BUSINESS: Resolution of 563 Washington Avenue, Dumont, NJ 07628

Review of site plan and variance for the conversion of an attached garage into a bedroom. Board Attorney, Mark Madaio summarizes aspects of the application.

Reasons for addition to the existing one-story facility considers the following: difficulty for owner's child to physically access other portions of the home due to health issues, child is confined to one room requiring 24-hour care, and lack of space for the equipment involved to keep child alive. Expanding the garage would make the child's bedroom larger, thus accommodating needs and eliminating structural barriers that effect access to healthcare/mobility.

Chairman, William Bochicchio calls for a motion to accept the resolution for both variances and waivers.

- Motion to accept the resolution for both variances and waivers made by Michael Affrunti, 2nd by Barbara Chen.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Michael Cremin	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y

- Motion is carried

BUSINESS: Resolution of 10 Ranger Road, Dumont, NJ 07628

Review of site plan and variance for removing existing paving in backyard and building a one-car attached garage. Board Attorney, Mark Madaio summarizes aspects of the application.

The board determined in previous meeting that applicant met all requirements for both a C-1 and C-2 variance; desired changes had a "beneficial effect" on the property.

Chairman, William Bochicchio calls for a motion to accept the resolution for the site plan and variance.

- Motion to accept the resolution for the site plan and variance made by Ronald Burkert, 2nd by Michael Affrunti.



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ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Michael Cremin	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y

- Motion is carried

BUSINESS: Resolution of 116 Walsh Drive, Dumont, NJ 07628

Review of site plan and variance for an accessory apartment. Board Attorney, Mark Madaio summarizes aspects of the application.

All documents necessary have been obtained for this application. Applicant meets all conditional use.

Chairman, William Bochicchio calls for a motion to accept the resolution for the site plan and variance.

- Motion to accept the resolution for the site plan and variance made by Alfred Moriarity, 2nd by Kenneth Armellino.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	A
Kenneth Armellino	Class IV	Y
Michael Cremin	Class IV	Y
Elmer Pacia	Class IV	A
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y

- Motion is carried

BUSINESS: Review of Site Plan and Variance Application

Jonathan Lamstein (*owner/applicant*)
56-70 Cortland Avenue
Block 1209 / Lot 9 & 10

Review of site plan and variance for the construction of a one-story addition to the existing one-story facility. Application was delivered in the 1/29/2019 JLUB meeting.



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Attorney, Mathew Capizzi summarizes the site plan and variance application on behalf of applicant. No structural changes on proposed addition. Changes to labeling included in updated application.

Bob Muller from Hubschman Engineering, P.C. is sworn in by Board Attorney, Mark Madaio. Mr. Muller testifies regarding the site plan. Pavement removed and will plant a red maple tree where poll was previously located. Any broken curb will be fixed. A-4 Site Plan Revision of 116-19 addressed most of the boards previous concerns.

Chairman, William Bochicchio calls for a motion to open to the public.

- Motion to open to the public made by Kenneth Armellino, 2nd by Barbara Chen.

Chairman Bochicchio asks all in favor.

- All in favor.

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

Members of the public declined opportunity to speak.

Chairman, William Bochicchio calls for a motion to close to the public.

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

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Project Architect

A-5 Architectural Revision of 115-19.

Redesigned addition to have a storage area, storage room, and gluten free bakery area. Extra space in bakery will be for rolling racks.

Chairman, William Bochicchio calls for a motion to open to the public.

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

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Questions or Concerns for Architect Open to the Public

Members of the public declined opportunity to speak.

Chairman, William Bochicchio calls for a motion to close to the public.

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

Chairman Bochicchio asks all in favor.

- All in favor.



DUMONT JOINT LAND USE BOARD

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BUSINESS: Swearing in Co-Owner/Operator, Jill Lamstein, of Above and Beyond Catering.
Board Attorney, Mark Madaio swears in Jill Lamstein from 74 Cortland Avenue, Dumont, NJ 07628.

Mrs. Lamstein summaries aspects of catering business.

Chairman, William Bochicchio calls for a motion to open to the public.

- Motion to open to the public made by Barbara Chen, 2nd by Jimmy Chae.

Chairman Bochicchio asks all in favor.

- All in favor.

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

Members of the public declined opportunity to speak.

Chairman, William Bochicchio calls for a motion to close to the public.

- Motion to close to the public made by Jimmy Chae, 2nd by Barbara Chen.

Chairman Bochicchio asks all in favor.

- All in favor.

Aspects of the application are briefly summarized.

Chairman, William Bochicchio calls for a motion to accept or deny the resolution for the site plan and variance.

- Motion to accept the resolution for the site plan and variance made by Kenneth Armellino, 2nd by Michael Affrunti.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Michael Cremin	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y

- Motion is carried



DUMONT JOINT LAND USE BOARD

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BUSINESS: Review of Minor Site Plan and Variance Application

KYD Holdings, LLC (*owner/applicant*)
47 E. Madison Avenue
Block 1221 / Lot 1

Review of minor site plan and variance application for the conversion of a one-story commercial building to a dental office and former garage back to use.

Aspects of the application are briefly summarized.

The dental practice is permitted use in the B-2 zone. Only structural change is garage on site, by creating a garage door to assist in providing parking. Two variances, one is for the garage used for office parking and the other for the waivers pertaining to the parking stall size.

Bob Muller from Hubschman Engineering, P.C. is sworn in by Board Attorney, Mark Madaio. Mr. Muller testifies regarding the site plan. Walked council through how one would enter the site.

Chairman, William Bochicchio calls for a motion to open to the public.

- Motion to open to the public made by Kenneth Armellino, 2nd by Jennifer Winant.

Chairman Bochicchio asks all in favor.

- All in favor.

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

Haro Durocher from 50 Dumont Avenue, Dumont, NJ 07628 sworn in by Board Attorney, Mark Madaio, Esq.

Property is a two-family, which is rented out to tenants. Mr. Durocher expressed concerns pertaining to water issue around the property being that there is a flood plain.

Matthew Durocher from 50 Dumont Avenue, Dumont, NJ 07628 sworn in by Board Attorney, Mark Madaio, Esq.

Expressed concern about tree leaning in towards the property and requested that Shade Tree be notified about its removal. Chairman, William Bochicchio suggests that Mr. Durocher go through the application process with Shade Tree in order to pursue its removal.

Chairman Bochicchio asks if any other members of the public would like to speak.

Members of the public declined opportunity to speak.

Chairman, William Bochicchio calls for a motion to close to the public.

- Motion to close to the public made by Michael Affrunti, 2nd by Alfred Moriarity.

Chairman Bochicchio asks all in favor.

- All in favor.



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BUSINESS: A-2 Architect

Architect, Chris Blake sworn in by Board Attorney, Mark Madaio, Esq.

Mr. Blake summarizes aspects of the A-2 drawing. Existing are 5 treatment or consult rooms, 3 private offices, 6 vinyl floor reception seats, and 14 carpet floor reception seats in the waiting room. Windows and canopy will change slightly, but height and width of building will not change.

Chairman, William Bochicchio calls for a motion to open to the public.

- Motion to open to the public made by Jimmy Chae, 2nd by Michael Cremin.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Questions or Concerns for Architect Open to the Public

Members of the public declined opportunity to speak.

Chairman, William Bochicchio calls for a motion to close to the public.

- Motion to close to the public made by Michael Affrunti, 2nd by Michael Cremin.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Swearing in

Yael Kryzman sworn in by Board Attorney, Mark Madaio, Esq.

Mrs. Kryzman summarizes number of employees, including assistants and doctors; anticipating growth of practice. However, it's explained that parts of the practice are outsourced (e.g., billing; answering service), so significant growth will not be anticipated in regards to employees. All 6 operatories aren't filled at the same time.

Chairman, William Bochicchio suggested that Architect and the site plan be reviewed during next month's meeting (03/26/2019).

Chairman, William Bochicchio calls for a motion to open to the public.

- Motion to open to the public made by Jimmy Chae, 2nd by Barbara Chen.

Chairman Bochicchio asks all in favor.

- All in favor.



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BUSINESS: Questions or Concerns for the Dentist Open to the Public

Members of the public declined opportunity to speak.

Chairman, William Bochicchio calls for a motion to close to the public.

- Motion to close to the public made by Michael Affrunti, 2nd by Michael Cremin.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Review of Minor Site Plan and Variance Application

32 OLE, LLC (*owner/applicant*)
31 W. Madison Avenue
Block 904 / Lot 29

Review of application for variance for a minor site plan for the conversion of existing vacant office space into a restaurant.

(recording inaudible)

Architect, Author Michaels sworn in by Board Attorney, Mark Madaio, Esq.

Mr. Michaels summarizes aspects of the minor site plan and variance application.

Chairman, William Bochicchio calls for a motion to open to the public.

- Motion to open to the public made by Michael Cremin, 2nd by Elmer Pacia.

Chairman Bochicchio asks all in favor.

- All in favor.

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

Brian Jackson from 60-62 Park Avenue, Dumont, NJ 07628 sworn in by Board Attorney, Mark Madaio, Esq.

Expressed concern about availability of parking, smell, delivery, and trash. The aesthetics of the property is a concern –the ventilation system looks “horrible.” In addition, the door, gutter, and drainage system flow onto Mr. Jackson’s property.

Chairman, William Bochicchio explains that the building inspector won’t pass the CO if the drainage system doesn’t work properly.

Chairman, William Bochicchio calls for a motion to close to the public.

- Motion to close to the public made by Michael Affrunti, 2nd by Ronald Burkert.

Chairman Bochicchio asks all in favor.



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- All in favor.

(recording inaudible)

Mr. Juan Gonzalez discusses answers to questions of site plan and variance application.

Chairman, William Bochicchio calls for a motion to accept the resolution for the site plan and variance.

- Motion to accept the resolution for the site plan and variance made by Kenneth Armellino, 2nd by Michael Affrunti.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Michael Cremin	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y

- Motion is carried

Meeting ends at 10:57 pm