



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, March 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 March 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	E
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	E
Jennifer Winant (voting for Burkert)	Alt #1	P
Thomas Kelly (voting for Moriarity)	Alt #2	P
Domenick Panfile	Alt #3	P
Joe Reissner	Alt #4	P
Chairman, William Bochicchio	Class IV	P
Others:		
Board Attorney, Mark Madaio, Esq.		P
Board Engineer, Boswell, Dennis Harrington		P
Board Clerk, William Paige		P

BUSINESS: Swearing in of new board members Thomas Kelly and Joe Reissner. New members were sworn in by Chairmen William Bochicchio.

BUSINESS: Review and approval of January 29, 2019 Minutes.

Chairman Bochicchio calls for a motion to approve the 1/29/19 Minutes.
- Motion to approve by Jimmy Chae, 2nd by Kenneth Armellino.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

ROLL CALL:

Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Michael Cremin	Class IV	
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Jennifer Winant (voting for Burkert)	Alt #1	Y
Thomas Kelly (voting for Moriarity)	Alt #2	
Domenick Panfile	Alt #3	Y
Joe Reissner	Alt #4	
Chairman, William Bochicchio	Class IV	Y

BUSINESS: Review and approval of February 26, 2019 Minutes.

Chairman Bochicchio calls for a motion to approve the 2/26/19 Minutes.

- Elmer Pacia asks for his vote on the resolution of 563 Washington Avenue from 2/26/19 to be corrected from abstain to yes.
- Chairman Bochicchio calls for a motion to accept the minutes with the change reflected.
- Motion to approve by Michael Affrunti, 2nd by Jennifer Winant.
- Chairman Bochicchio asks “all in favor.”
- All in favor.
- Motion carried.

BUSINESS: Review of Application for Variance for the conversion of a mixed use (residential/medical office) building to a two (2) family residence at 89 Grant Avenue (Block 603, Lot 12) belonging to 89 Grant Aveune, LLC and Helen Wilkens.

- Elmer Pacia abstains due to being a neighbor of this property and is asked to sit in the audience and is allowed to participate as audience member, not as board member.
- John Ryan, lawyer representing Ms. Wilkens and 89 Grant, LLC. Mr. Ryan said he does not intend to change the footprint of the building.
Mr. Ryan introduces John Wilkens, who is sworn in by Board Attorney, Mark Madaio, Esq. Attorney Madaio asked Mr. Wilkens what his role with 89 Grant, LLC is and he said “Managing Member.” Mr. Madaio asked Mr. Wilkens to confirm the role of Helen Wilkens, who is also a managing member.
- Mr. Ryan asks Mr. Wilkens to give an overview of the plans for 89 Grant Ave. Mr. Wilkens says “the property was purchased with the sole purpose of moving their office from 14 West Madison to 89 Grant Ave.” He also stated that their business has grown and they intend to keep the office at 14 West Madison and want to convert 89 Grant to residential.
- Mr. Ryan stated the property was originally a chiropractor’s office and considering all of the surrounding properties, conversion to residential use is “particularly appropriate.”
- Mr. Wilkens mentioned a walkway by the property that many school children walk through. Mr. Affrunti states the walkway is a borough easement. Mr. Madaio says the survey (prepared by Mark Martins) of the property does not show an easement and actually tax lot 13, owned by the Borough.
- Mr. Ryan says they would like to have a bedroom on the first floor, which was originally denied.
- Tom Kelly asks about the parking spaces and easement.
- Mr. Ryan calls his planner, Michael D. Kauker, who is sworn in by Mr. Madaio. Mr. Ryan asks Mr. Kauker to describe the scope and impact of the plans. Mr. Kauker says he’s reviewed all plans and



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

says the property was formerly a mixed-use with a combination with a residential dwelling and chiropractic office. He also states that the house is located in a residential area and requests a D variance. He also stated an “adaptive reuse” of the property for residential.

- Mr. Panfile asks about the parking lot, Mr. Harrington said if the plan was approved, he would want to see revised plans to show the parking lot could accommodate 2 families. Chairman Bochicchio says a new site plan would be required.
- Mr. Panfile and Mr. Kelly ask about the location of a fence on the property. Mr. Ryan says they will submit a new plan. Chairman Bochicchio says he and Mr. Chae will discuss location of fence with Building Inspector.
- Mr. Chae asks about the size of the parking lot and Mr. Madaio says revised plans need to include parking lot dimensions.
- Chairman Bochicchio asks for a motion to open to the public. Barbara Chen offers motion, Michael Cremin 2nd.
- Ruth Anderson Havens from 170 Randolph Ave stated that the “Right of Way” (Borough Lot) on the property is covering a storm drain. And she is concerned about drainage in the area.
- Richard Nasca from 85 Grant Ave believes that the parking on the property would accommodate 2 families based on the amount of traffic he saw there when it was a doctor’s office.
- Elmer Pacia from 119 Grant Ave says he bought the property next door in 1987 and the fence they were asking about was already there and confirmed it was on his property. Mr. Madaio says the fence may be over Mr. Pacia’s property line.
- No other comments from the public, the Chairman asks for a motion to close to the public. Mike Affrunti makes the motion, 2nd by Jennifer Winant. All in favor. Motion Carried.
- Chairman Bochicchio suggests this case be carried to next month’s meeting and that the applicants submit to the borough and to the engineer a site plan as specified by engineer.
- Chairman Bochicchio asks for a motion to carry to next month. Motion by Ken Armellino, 2nd by Domenick Panfile. All in favor. Motion Carried.

BUSINESS: Review of Application for Variance of an existing one (1) Family Home Expansion
91 E. Quackenbush Avenue
Block 1225, Lot 6
Malhotra Family

- Malcolm Blum, attorney for Malhotra family summarizes the plan to expand the home of the Malhotra family. Mr. Blum presents Mr. Blake (architect) as first witness.
- Mr. Madaio swears in Mr. Blake.
- Mr. Blake summarizes the plan to expand the house at 91 East Quackenbush, which is basically to add a bedroom and bathroom on the 2nd floor and some modifications to rooms on the 1st floor.
- Mr. Blum asks Mr. Blake about parking and storm water management on the property. Mr. Blake says that they will be happy to comply with whatever the requirements are.
- Chairman Bochicchio asks if the addition will exceed the deck in the back. Mr. Blake said yes and it may be necessary to build 1.5 feet more on the left of the deck.
- Tom Kelly asks where the blacktop ends in the backyard by the garage. Mr. Blake said the interior portion of the garage structure does not have a driveway lead up to it, it’s more of a shed. Mr. Madaio says it’s a one car garage with storage space.
- Councilman Chae asks how many bedrooms are currently in the house. He was told there were currently 5 bedrooms and then asks how many family members are currently living in the house.



DUMONT JOINT LAND USE BOARD MEETING MINUTES

- Mr. Madaio says the house is 50% over in building coverage and that an "F.A.R. of almost 70% would be almost impossible to grant."
- Chairman Bochicchio states that no bedrooms can be in the basement.
- Chairman Bochicchio calls for a 5 minute recess.
- After recess, Mr. Blum requests for a 1 month adjournment to "refigure the expansion" of the plans.
- Chairman Bochicchio suggests that the revised plans "stay in the same footprint" and advises Mr. Blum to submit plans to building department to be heard at the April 30th meeting. Mr. Harrington advises that the plans must be submitted 10 days prior to meeting for review.

- Chairman Bochicchio asks for a motion to adjourn. Michael Affrunti makes the motion, Councilman Chen 2nd. All in favor.

Meeting ends at 9:12.