

Minutes of Meeting of 2-28-17 – Dumont Joint Land Use Board

Flag Salute

Chairman Bochicchio asked for a moment of silence.

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

February 28, 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 February 28, 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.

Chairman Bochicchio announced that the first order of business tonight would be the swearing in of new Board Members, Jared Geist and Nicole Talmo and the reappointing of Ken Armellino.

ROLL CALL:

Ron Burkert	E
Michael Affrunti	E
Jared Geist	P
Michael Worner	P
Timothy Hickey	P
Elmer Pacia	P
Michael Cremin	P
Barbara Chen	P
Ken Armellino	P
Alfred Moriarty	E
Janet Masio	P
Nicole Talmo	P
Chairman William Bochicchio	P
Others:	
Board Attorney, Mark Madaio, Esq	P
Board Engineer, Boswell by E. Sachs	P
Jennifer Beahm, CME Associates	P
Board Clerk, Lois Rusch	P

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BUSINESS:

- Ken Armellino called for a correction on the Minutes of 01.31.17; he did not 2nd a motion made on Pg. 4 under “Consulting Engineer”, as he was absent. Motion made by Mike Cremin to accept Minutes as corrected, 2nd by Mike Worner.
- Chairman Bochicchio will review/approve Business Professional Invoices at the Boro Hall as usual.

BUSINESS:

Review and discussion of Landmark Plans.

- Ground rules for meeting set forth by Mr. Bochicchio, since this is the largest project this town ever had in recent years.
 - Attorney for Landmark, Mr. Del Vecchio, will present his case and then his Engineer.
 - We will then ask the Board for questions – only questions will be heard.
 - There will be a curfew of 10 P.M.

Meeting opened to Mr. DelVecchio on behalf of the applicant. His submissions to the Boro as of 2/28/17 will be labeled A-1 He described the Lots: Block 212 Lot 220 and Block 215 Lot 1. He indicated they are in Dumont’s Redevelopment Area, as presented by Maser dated Sept. 2016. These plans are consistent with the Redevelopment Plan and require no waivers or variances.

He reminded the board that his client reached a settlement with the Boro and that requires a fast track review of the plan, no waivers or variances. The board has 95 days to act on the plan – by June 5th, which will not be extended. He and his witnesses will be available every day until then and no later.

The documents presented were marked in advance:

- A-2 Impact Evaluation Report- 12 pages
- A-3 Traffic Assessment Report
- A-4 Architectural plans – 16 pages
- A-5 Application checklist A, B & F
- A-6 Stonefield Engineering letter confirming no wetlands on property
- A-7 Stonefield Engineering Site photos – 9 sheets
- A-8 Stonefield Engineering Storm water report
- A-9 Stonefield Engineering temporary construction site plan and work and phasing plan - 1 sheet
- A-10 Stonefield Engineering Site Plan – 24 pages

The main tract is proposed to be improved with a rental agreement for 124 units to be market rate units, including a clubhouse, a listing office and an outdoor pool, patio and service area.

Building E, across the street, will be developed with 22 units of affordable housing – 38’4” high – 3 story building with on grade parking and are to be rentals. The ordinance calls for 42’ height.

This project will require approval from the Bergen County Planning Board; plans have been submitted for their approval and informal meetings were held. Anticipate moving Wash. Ave bus shelter north, closer to the front of project and that would require a bus pull off. Similar for the other side of the street.

First witness called, Stuart Johnson, Architect was sworn in and credentials presented.

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Members of the board each had copies of the proposed plans to review; these are being discussed.

Mr. DelVecchio presented questions to Mr. Johnson regarding documents displayed.

- A-11 Aerial depiction Washington Promenade colorized version of site plan
- A-12 Concept Illustrative prospective site plan aerial colorized depiction of market rate units
- A-13 Perspective view of affordable housing units
- A-14 Colorized depictions of clubhouse, concept elevation and concept clubhouse in detail, –2 sheets.
- A-15 – A-16 (11x17” copy) A-17 Board Set – architectural - 16 pages

(These plans are available for public review at Building Department)

Mr. Stuart reviewed above plans for Washington Promenade, a luxury complex on the larger parcel, consisting of 5 buildings, including a clubhouse featuring a fitness center, small, staffed leasing office, clubroom that could be rented by residents, with a pool behind it, enclosed by a 6-ft fence. The 4 proposed apartment buildings range in height from 32 to 38’4” feet. One building would have 3 stories. He further stated that all the proposed buildings would be high-quality materials: manufactured stone veneer, standing seam metal roof, asphalt shingles, horizontal clapboard with architectural features like double-hung and bay windows and Juliet balconies. Rear elevations are also architecturally similar.

Each building would have internal trash chutes leading to a refuse compactor/termination room, emptied regularly. There will also be a lit 3-1/2 ft. high sign at to the left front of complex, stone veneer, raised metal letters with required setback.

Mr. Johnson reviewed each sheet, and commented on what each building (A, B, C, D) consisted of, i.e., number of units, each unit’s number of bedrooms, some with dens. Garages are under each unit and are rentals. Driveway space is in front of garages. Storage spaces, also rentals, are behind garages.

Building E (across the street) consists of 22 affordable units – with 3-BR, 1 BR/D, 12 -2 BR, 1- 2BD/D and as required by State, 5 -3 BR units. Two Stair access, each accesses 11 units. Parking in lot. This building has refuse bins (refuse/recycling) in back of building. It also will have the same architectural features as Washington Promenade.

- B-1 Boswell Review Letter - 22 pages

Mr. DelVecchio asked the questions that were raised in the Boswell letter of Mr. Johnson regarding elevations, architectural features, offsets, HVAC (vertical MagicPack units), electric and meters for each unit, exhaust pipes and signage (this repeats much of what Mr. Johnson discussed previously).

- B-2 (A-18) CME Letter (not seen by board)

Mr. DelVecchio reviewed the letter, item by item, and discussed how their Architectural Plans adhere to the Redevelopment Plan as approved by the Mayor and Council. Building elevations, offsets, heights, garages, dens (8x10 or 7x10) within certain units that are not intended – by State code --(no closet/window) to be used for a bedroom. Second floor will have Juliette balconies; first floor will have 5x8 patios. Centralized freestanding mail kiosks will be used. Packages/dry cleaning will be dropped at rental office and signed for. Refuse collection and signage and parking were also reviewed again.

Minutes of Meeting of 2-28-17 – Dumont Joint Land Use Board

Mr. Bochicchio called for questions from Mr. Sachs and then the Board:

Questions arose regarding trash container location at the affordable site; height due to grade at affordable site (hill), Deferred to Mr. Martel, Engineer for Landmark, who will testify later. Questions regarding storage bins, height at affordable housing site as the site itself is elevated (a hill). Again, deferred to Engineer.

Mr. Bochicchio asked for a motion to open to the public: Ken Armellino made motion, 2nd by Janet Masio.

Members of the public came forward with questions regarding concerns about parking and garages, concerns about light wood construction, egress from complex (fire truck entrance off Stratford). Further questions about pool: fencing, capacity, location in complex, access & parking, landscaping. Some questions deferred to Site Engineer when he testifies. Further questions about projection of number of children and concern about use of dens being used as bedrooms.

Questions also arose regarding storm runoff and types of trees, lighting of parking, location and buffer (trees/shrubs) of dumpster behind affordable units, setbacks and storage for residents' use. Also questioned access to patios by tenants. Again, several questions deferred to Site Engineer when he testifies.

Rachael Bunin 9 Poplar Street	Lynne Vietri 41 Wilkens Drive	Karen Valido 24 Overlook Drive	Ray Slamin 67 Sherwood Road
Dominic Derasse 6 Poplar Street	Mike Gaeckle 44 Wilkens Drive	Joyce Ghia 480 Washington Avenue	Matt Bailin 12 Elizabeth Street

Mr. Bochicchio asked for a Motion close to the public. Barbara Chen made a motion to close to public, 2nd by Janet Masio.

Mr. Bochicchio requested a Motion to adjourn. Barbara Chen made a motion to adjourn, 2nd by Janet Masio. Meeting adjourned at 10:15 PM.

Lois Rusch

Clerk, Dumont Joint Land Use Board