

Minutes – Dumont Joint Land Use Board

Flag Salute

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

January 31, 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 Boro Hall on January 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.

Chairman Bochicchio asked for a moment of silence for Councilman Matt Hayes and for the residents of the Senior Building who are ill.

ROLL CALL:

Michael Affrunti,	P
TBA	
Michael Worner,	P
Timothy Hickey,	P
Elmer Pacia,	P
Barbara Chen,	E
Michael Cremin (Alt #1)	P
Alfred Moriarty (Alt 2)	E
Janet Masio, (Alt #3)	P
Ken Armellino (Alt #4)	E
Chairman William Bochicchio	P
Others:	
Board Attorney, Mark Madaio, Esq	P
Board Engineer, Boswell by J. Fordham	E
Board Planner, Maser by Darlene Green	E
Board Clerk, Lois Rusch	P

BUSINESS:

- Chairman Bochicchio said Jared Geist was not notified of our meeting tonight, but will be sworn in.
- First order of business is the swearing in of re-appointed Joint Land Use Board members by Chairman Bochicchio swore in all members of the Board and requested they sign Letter of Allegiance and Office.

1. Ron Burkert, 1.1.17 to 12.31.17 – Class 1
2. Michael Affrunti, 1.1.17 to 12.31.17- Class 2

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3. Elmer Pacia, 1.1.17 to 12.31.20 – Class 4
4. *(Barbara Chen 1.1.17 to 12.31.20- Class 4)
5. Michael Cremin, 1.1.17 to 12.31.18 – Class 4
6. *(Al Moriarty 1.1.17 to 12.31.18 – Alt 2)
7. *(Kenneth Armellino 1.1.17 to 12.31.18 (Alt 1))

*(Not sworn in tonight as not present)

- Mr. Madaio asks the Board for any open nominations for Chairman for 2017. Bill Bochicchio was nominated by Tim Hickey,
- 2nd by Mike Affrunti.

ROLL CALL:

Ron Burkert	Y
Michael Affrunti,	Y
TBA	
Michael Worner,	Y
Timothy Hickey	Y
Elmer Pacia, ,	Y
Barbara Chen,	
Michael Cremin (Alt #1)	Y
Alfred Moriarty (Alt 2)	
Janet Masio, (Alt #3)	Y
Ken Armellino (Alt #4)	
Chairman William Bochicchio	

- Chairman Bochicchio elected to another term.
- Mr. Bochicchio calls for a motion for Vice Chair. Motion made to nominate Timothy Hickey for Vice Chair by Mike Affrunti, 2nd by Mike Worner. No other accepted nominations.

ROLL CALL:

Ron Burkert	Y
Michael Affrunti,	Y
TBA	
Michael Worner,	Y
Timothy Hickey	
Elmer Pacia, ,	Y
Barbara Chen,	
Michael Cremin (Alt #1)	Y
Alfred Moriarty (Alt 2)	
Janet Masio, (Alt #3)	Y
Ken Armellino (Alt #4)	

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Chairman William Bochicchio	Y
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- Mr. Bochicchio calls for a nomination for Secretary to the Board. Motion made to nominate Janet Masio for Secretary to the Board by Mike Affrunti, 2nd by Tim Hickey. No other nominations.

Ron Burkert	Y
Michael Affrunti,	Y
TBA	
Michael Worner,	Y
Timothy Hickey	Y
Elmer Pacia,	Y
Barbara Chen,	
Michael Cremin (Alt #1)	Y
Alfred Moriarty (Alt 2)	
Janet Masio, (Alt #3)	
Ken Armellino (Alt #4)	
Chairman William Bochicchio	Y

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.
- He followed up on all Landmark ones, have to go to General, as there is no Escrow. Outstanding is about \$8500. Application by Landmark is covered by their Escrow, litigating with Landmark does not come out of their Escrow. \$9950 Escrow put up by Landmark recently. You will receive the Landmark application after this meeting and it will be Variance free. Already sent to Maser and we told them to hold off as they didn't apply for RFQ this year; Jim Fordham of Boswell will start on Engineering part. That Escrow is for this application. Discussion regarding low-income housing and market rate housing. They will be separate facilities, different complexes.

BUSINESS: Approval of Minutes of October 25, 2016

Motion made by M. Worner to approve the Minutes; 2nd by Mike Affrunti

BUSINESS:

- Report called for from the RFQ Committee, Chairman Mike Affrunti.
- Committee did meet several times and made a list that was reviewed and discussed. Decisions were as follows:
- Committee recommends Mark Madaio as Board Attorney because he's been with the Boro a long time and has been a big help to us. Motion made by Committee Chair, Mike Affrunti, 2nd by Co-Chair, Janet Masio.

ROLL CALL:

Ron Burkert	Y
Michael Affrunti,	Y
TBA	

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Michael Worner,	Y
Timothy Hickey	Y
Elmer Pacia,	Y
Barbara Chen,	
Michael Cremin (Alt #1)	Y
Alfred Moriarty (Alt 2)	
Janet Masio, (Alt #3)	Y
Ken Armellino (Alt #4)	
Chairman William Bochicchio	Y

- Mr. Bochicchio stated that Maser did not apply this year. RFQ Chairman Mike Affrunti reported that the RFQ Committee recommends for Board Professional Planner CME Associates out of Howell NJ. They come with great experience, good background. The planner for this company did appear before this Board when PSEG came before us and they were very professional. We as a committee did our research and have decided to recommend CME Associates for Professional Planner to the Board. Motion made by Mike Affrunti, 2nd by Elmer Pacia.

Ron Burkert	Y
Michael Affrunti,	Y
TBA	
Michael Worner,	Y
Timothy Hickey	Y
Elmer Pacia,	Y
Barbara Chen,	
Michael Cremin (Alt #1)	Y
Alfred Moriarty (Alt 2)	
Janet Masio, (Alt #3)	Y
Ken Armellino (Alt #4)	
Chairman William Bochicchio	Y

- The Committee recommends for Consulting Engineers, Boswell Engineering because they have the experience and personnel to serve the needs of Dumont and have been with us for many, many years, know Dumont and treated Dumont well. We only have them for 10 meetings a year and only pay for that. Motion made by Committee Chair, Mike Affrunti, 2nd by (Unintelligible)*.

*** Correction called for by Ken Armellino; he did not 2nd.**

ROLL CALL:

Ron Burkert	Y
Michael Affrunti,	Y
TBA	
Michael Worner,	Y
Timothy Hickey	Y
Elmer Pacia,	Y
Barbara Chen,	
Michael Cremin (Alt #1)	Y
Alfred Moriarty (Alt 2)	
Janet Masio, (Alt #3)	Y
Ken Armellino (Alt #4)	

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Chairman William Bochicchio	Y
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Mr. Bochicchio thanked the RFQ Committee and will dismiss the committee with thanks for a job well done.

ANNUAL REPORT:

Mr. Madaio currently working on an annual report and will send to the JLUB and governing body as soon as it is finished.

Mr. Bochicchio gave out certificates to those who have attended Basic Course in Land Use/Planning. Jared Geist will take the course within the year, after he is sworn in.

Mr. Madaio noted that we do have a member of the public at this meeting and asked that we open the public portion.

Mike Affrunti made a motion to open to the public, 2nd by Mike Worner.

Lillian Binney is in attendance.

- Ms. Binney had several questions, among which were regarding other planners which applied. She was told that Burgess out of Westwood also applied. She also asked what the next step is with regard to the Landmark application and was given that information by Chairman Bochicchio and Mr. Madaio. She also asked if they applied to the County. What does the County do? Answer was County Planning Board will discuss and they have their own requirements.
- Mr. Madaio and Chairman Bochicchio said there are many things on this site plan that we can discuss and look at thoroughly and there will be questions to ask.
- The Site plans will be available to the public at the Building Department. They will be on the wall. Anything we can scan in will go online, but the larger plans will go on the wall.

Mr. Bochicchio requested a motion to close to the public. Mike Affrunti, 2nd by Timothy Hickey

Mr. Bochicchio requested a motion to adjourn. Mike Affrunti made a motion to adjourn, 2nd by Tim Hickey. Meeting adjourned at 8:25 PM.

Lois Rusch

Clerk, Dumont Joint Land Use Board

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