

Minutes of Regular Meeting of 04-25-17 – Dumont Joint Land Use Board

Flag Salute

Chairman Bochicchio asked for a moment of silence.

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

April 25, 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 25, 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	P
Timothy Hickey	Class IV	P
Elmer Pacia	Class IV	P
Michael Cremin	Class IV	P
Barbara Chen	Class IV	P
Ken Armellino	Alt #1	P
Alfred Moriarty	Alt #2	P
Janet Masio	Alt #3	E
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
Peter Van Den Kooy, 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.

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BUSINESS: Approval of Minutes of 4-10-17

- Motion to approve Minutes of 4-10-17 by Mike Affrunti, 2nd by Jared Geist
- All in favor.

BUSINESS: Our Chief, Michael Connors, is here with us tonight with his report:

Chief sworn in.

Plans were reviewed. Filed a 2 -page report regarding this project. Copy of this report has been provided to the applicant. Points were made regarding concerns of PD: Need a physical address, followed by apartment number of two complexes to avoid confusion for emergency services. Parking allotted seems insufficient, concern about guests parking on residential streets, concerns regarding garage uses. Bus stop locations, entry gates for emergency vehicles, traffic flow/traffic lights.

Mr. delVecchio questioned Chief's review or attendance at any meetings pertaining to traffic issues. Also questioned his knowledge of town ordinances with regard to parking and traffic reports. The Chief cited his 31 years experience and dealing with issues of apartment complexes in town, among other things.

Mr. Fordham indicated bus stop meeting with County took place 2 weeks ago. Concerns regarding trips generated on Washington Avenue with backups at traffic light at Grant Avenue. Applicant offered up to 3% toward the cost of a traffic light with Dumont picking up the rest. Mr. delVecchio said they would add the cost of the study they were going to do to make it 5% of cost of new lights or add-ons(\$2,250). Can't change the intersection as the town can't acquire the land necessary (house at corner of Gordon in pollution remediation).

Mr. Geist asked the Chief about his observation of other apartment complexes in Dumont; Dumont Terrace specifically, and found garages were not being used properly. Discussion about number of parking spaces/garages and Mr. Madaio stressed Landmark does meet the requirements for parking and that's all we can ask. Lease terms should spell out the use of garage/parking.

Mr. delVecchio marked documents:

A-32 combined documents Judge Meehan's 4/17 order and 3-page executive summary of existing and proposed techniques regarding soil.

Motion made to open to the public by Mike Affrunti, Jared Geist 2nd. All in favor:

Members of the public spoke:

Lily Biney 32 Roxbury Road	Ruth Anderson 170 Randolph Ave	Mike Sullivan 125 Andover Avenue
Marian Enkino 44 Marion Ave	Mariann Annecchio 84 Andover Ave	Joyce Ghia 480 Washington Avenue
Karen Valido 20 Overlook Drive	Chris Sheridan 9 Wilcox Street	Matthew Balin 12 Elizabeth Street

Questions from the public covered environmental issues (non-leaking tanks at DeAngelo's unlike Mariners Bank and house at Gordon corner, both of which had leaks). Residents reiterated desire to have full environmental report; Judge Meehan decided it was not necessary. Parking spaces vs. swimming

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pool. Suggestion regarding permits to be issued by PD given out to residents. Also questions asked about traffic studies on side streets; County did not ask for them. Residents stated traffic problems with nearby side streets. (Gordon/Grant/Washington Ave. now referred to GGW). Concerns about when work will commence each day(6 AM to 11 PM, M-F allowed by ordinance) and blowing of contaminated soil during removal. Mr. Bochicchio stated that the construction will be under supervision of state and county and must be Code compliant. More questions regarding traffic study, traffic light if camera is installed, visitor parking (the applicant meets the requirements). Issues of contaminated soil and full report again questioned.

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

Mr. Bochicchio called for a 5-minute recess.

Mr. DelVecchio presented a summary:

- The application presented for action conforms to all state, local and conservation standards. It conforms to all comments raised by the Board, Planner and Engineer, and feel Landmark made it better, bigger and the landscape deeper. We (Landmark) have done everything we are required to do by the Settlement Plan, under your ordinances and redevelopment plan. The application is fully conforming and we ask that the Board fulfill its obligation. We (Landmark et al) thank you for your attention and courtesy and ask that you approve this application.

Mr. Bochicchio asked for the dimensions of the emergency gate at Stratford Road and stipulated that it be part of the engineering report and is approved by Chief of Police. Mr. Fordham asked it be at the Board's discretion what trees can be preserved at the perimeter of the site. Shade Tree Commission has the report for review. Mr. Fordham's office received storm water report, revised 3/29 and it contained the calculations requested; would like runoff reduced. Rollback taxes are awaiting decision, according to Mr. delVecchio; question about taxes needing to be paid prior to issuance of building permit. Bus stop to be moved north, reflected in plans.

Mr. Bochicchio gave a summary:

- He stated this is a case that has gone on for 3.5 years and the Board has had 4 recent meetings over this. This is a variance free application so our hands are tied because we have to comply with the Settlement with the town and what was given us by Judge Meehan. He thanked the public for coming and hoped they felt they were given every opportunity to speak their minds.
- He asked for a Motion, up or down, with an explanation.

ROLL CALL:

Ron Burkert	Class I	Yes
Michael Affrunti	Class II	Yes, *
Jared Geist	Class III	Yes, *
Michael Worner	Class IV	Y
Timothy Hickey	Class IV	Yes, *
Elmer Pacia	Class IV	No
Michael Cremin	Class IV	Yes
Barbara Chen	Class IV	Yes, *
Ken Armellino	Alt #1	

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Alfred Moriarty	Alt #2	
Janet Masio	Alt #3	
Nicole Talmo	Alt #4	
Chairman William Bochicchio	Class IV	Yes, *
Others:		
Board Attorney, Mark Madaio, Esq		
Board Engineer, Boswell by Jim Fordham		
*Peter Vandenport, CME Associates		
Board Clerk, Lois Rusch		

*Explanations: Many hours have been spent going through this, sometimes when given only 2 days to review plans, reports. We spent hours and never complained; we disagree with many things about this application; however, since everything is legal and conforming, we have to say Yes.

The Motion is approved.

Motion to adjourn made by Barbara Chen, 2nd by Tim Hickey. All in favor.

Meeting adjourned at 9:45 PM

Lois Rusch, Clerk
Dumont Joint Land Use Board