

Minutes of Meeting of 9/26/17 Dumont Joint Land Use Board

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, scheduled to be held in the Dumont Senior Center, Relocated to Company #2 Fire House, 205 Prospect Avenue due to an electrical fire at the Senior Center.

Tuesday, September 26, 2017

7:30 PM

SUNSHINE LAW: This meeting is a specially scheduled meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Fire House # 2 Tuesday, September 26, 2017 at 7:30 PM. 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 Burket	Class I	P
Michael Affrunti	Class	p
Jared Geist	Class III	E
Michael Worner	Class IV	P
Timoth Hickey	Class IV	E
Elmer Pacia	Class IV	P
Michael Cremin	Class IV	P
Barbara Chen	Class IV	p
Ken Armellino	Alt #1	E
Alfred Moriarty	Alt	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 Dennis Harrington		P
Peter Van Den Kooy, CME Associates		E
Board Clerk, Lois Rusch		E

BUSINESS: Review and Approval of June 12, 2017 Minutes.
Motion to approve Minutes of June 12, 2017 by M. Afrunti, 2nd Barbara Chen.

FORMAL: Review of Application for "C" bulk variances for addition to single family dwelling
65 Niagara Street, Block 1202, Lot 11
Applicant: Emad Barsoum

Mr. Barsoum and his Attorney, Constantine Stamos, Esq., presented to the Board the Architectural plans for the property located at 65 Niagara Street. The home is in total disrepair and was purchased 4 months ago. The first set of plans were denied on July 10, 2017 due to expansion of a non-conforming structure. The plan for rehabilitation of the one family home is to build an extension, remodel and re-side the home making it suitable for the family to reside. A front yard variance is required for the location of the property on Niagara and Johnson Aves. Front yard on Niagara setback is 25 ft. provided is 16 ft. 95/8. Johnson Ave. Requires 25 Ft. Provided is 19 ft. 107/8. Additionally, the Garage is non-conforming as an Accessory Building. A discussion followed. The following was decided: The home requires a new roof, with shingles to match the Garage. A seepage pit to be dug so no run off to the neighbors. The Garage will be pulled back to 5 feet off the property line. The home will be vinyl sided. No trees will be removed on the property for the rehabilitation. A new sidewalk along the Niagara Street frontage will be replaced. Since Johnson Avenue has been recently resurfaced, provisions should be taken to protect the new pavement on Johnson Ave. during the construction. All was agreed upon by Mr. Barsoum and his Attorney. Mr. Madaio concluded that the floor area is at 23%, under the variance requirement of 45%. Therefore, no variance is required.

Motion to open to the public by M. Afrunti, 2nd by M. Worner.

Motion was made to close to the public by M. Afrunti, 2nd by N. Talmo.

Summary by Chairman Bochicchio: A good presentation, the home is in complete disrepair. The plan to remodel and rehabilitate the property will enhance the neighborhood. The family plans to live in the home. The sidewalk will be a safe improvement on the Niagara street side.

Additional information and comments were provided by Dennis J. Harrington, P.E., Boswell McClave Engineering. The submission status of the application was found to be complete.

Motion was made to approve the Variance: Mike Afrunti Yes:, Ron Burket: Yes, Michael Worner: Yes, Elmer Pacia: Yes, Michael Cremin: Yes, Barbara Chen: Yes, Alfred Moriarty: Yes, Nicole Talmo: Yes, Chairman Bochicchio: Yes. Nine (9) Votes and Variance is approved with stipulations.

FORMAL: Review of Application for Change of Use Variance
50 Park Avenue, Block 904, Lot 29, Second Floor
Applicants: Michael and Nadra Anderson

William, Lisa Deegan and tenant Nadra Anderson discussed the Change of Use Variance for the building owned by the Deegan's. The requested use is for a Bible Study group of ten members. The application presented was reviewed and determined by Mr. Madaio to be incomplete. He briefly explained some of the steps that need to be followed, e.g., garner tax records for notification of neighbors via certified letter within a 300 foot radius of the property, publishing in the local papers and a definitive outline of how the property will be suited for the meeting use. He also advised all parties to seek guidance from an attorney and a planner. It was agreed that the applicants will re-present their completed application at the next meeting scheduled for Tuesday, October 31, 2017 for re-consideration.

Mr. and Mrs. Andrew Messiah also attended the meeting with a concern regarding their request for a 6 foot high vinyl fence for the back and side of their property that was denied by Zoning. The property located at 70 Hillcrest Drive is deemed to have two front yards and is nonconforming. A Variance application may be considered to approve the fence, which is requested for the safety of their child. Another possibility is that the ordinance may be revised and the property zoning changed.

Members of the public who spoke:

Christopher Hefferman

90 Niagara Street

~ Concerned about the seepage pit to be dug. It will be set back 10 feet from the property line.

Carolyn and Andrew Messiah

Motion to adjourn made by Michael Affrunti, 2nd by Nicole Talmo. All in Favor.

Meeting adjourned at 8:30 PM.

Respectfully submitted,
Bride Vaughn &
Lois Rusch, Clerk
Dumont Joint Land Use Board

