



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, January 29, 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 January 29, 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.

BUSINESS: Swearing-in of New Council Members

New council members are sworn in by assemblyman, Robert J. Auth.

ROLL CALL:

Ronald Burkert	Class I	P
Michael Affrunti	Class II	P
Jimmy Chae	Class III	P
Barbara Chen	Class IV	P
Kenneth Armellino	Class IV	P
Jennifer Winant	Class IV	P
Elmer Pacia	Class IV	P
Alfred Moriarity	Class IV	P
Chairman, William Bochicchio	Class IV	P
Jennifer Winant (<i>in place of Thomas Kelly</i>)	Alt #1	P
Thomas Kelly	Alt #2	E
Domenich Panfile (<i>in place of Joe Reissner</i>)	Alt #3	P
Joe Reissner	Alt #4	E
Others:		
Board Attorney, Mark Madaio, Esq.		P
Board Engineer, Boswell, Dennis Harrington		P
CME Associates, Peter Van Den Kooy		P
Board Clerk, Rebecca Vazquez		P
Construction Official, Paul Renaud		P
Assemblyman, Robert J. Auth		P

- Motion is carried



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

BUSINESS: Nomination for Chairman.

Board Attorney, Mark Madaio asks for possible nominees for Chairman to the Joint Land Use Board for 2019. William Bochicchio is nominated.

Mark Madaio asks for motion to vote on William Bochicchio as Chairman of the JLUB for 2019.

- Motion to nominate William Bochicchio as Chairman of JLUB for 2019 made by Kenneth Armellino, 2nd by Michael Affrunti.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Jennifer Winant	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	A
Jennifer Winant (<i>in place of Thomas Kelly</i>)	Alt #1	Y
Domenich Panfile (<i>in place of Joe Reissner</i>)	Alt #3	Y

- Motion is carried.

BUSINESS: Nomination for Vice Chairman.

Chairman, William Bochicchio asks for a motion to nominate Kenneth Armellino as Vice Chairman to the Joint Land Use Board for 2019.

- Motion to nominate Kenneth Armellino as Vice Chairman of JLUB for 2019 made by Chairman Bochicchio, 2nd by Michael Affrunti.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	A
Jennifer Winant	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y
Jennifer Winant (<i>in place of Thomas Kelly</i>)	Alt #1	Y
Domenich Panfile (<i>in place of Joe Reissner</i>)	Alt #3	Y



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- Motion is carried.

BUSINESS: Nomination for Secretary.

Chairman, William Bochicchio asks for a motion to nominate Barbara Chen as Secretary to the Joint Land Use Board for 2019.

- Motion to nominate Barbara Chen as Secretary of JLUB for 2019 made by Chairman Bochicchio, 2nd by Kenneth Armellino.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	A
Kenneth Armellino	Class IV	Y
Jennifer Winant	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y
Jennifer Winant (<i>in place of Thomas Kelly</i>)	Alt #1	Y
Domenich Panfile (<i>in place of Joe Reissner</i>)	Alt #3	Y

- Motion is carried.

BUSINESS: Nomination for Clerk.

Chairman, William Bochicchio asks for a motion to nominate Rebecca Vazquez as Clerk to the Joint Land Use Board for 2019.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Review and Approval of November 27th Minutes as Printed.

Chairman, William Bochicchio asks for a motion to accept minutes as printed.

- Motion to approve minutes of 11/27/2018 by Kenneth Armellino, 2nd by Michael Affrunti.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Review and Approval of Meeting Dates in 2019.

Board Attorney, Mark Madaio asks for a motion to approve meeting dates for 2019.

Chairman Bochicchio asks all in favor.

- All in favor.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

BUSINESS: RFQ Committee Report

Review RFQs for 3 positions –board attorney, consulting engineer for civil and traffic, and planning consultant.

Chairman William Bochicchio asks to nominate Mark Madaio as the Attorney to the Joint Land Use Board for 2019.

- Motion to nominate Mark Madaio as the Attorney of JLUB for 2019 made by Kenneth Armellino, 2nd by Ronald Burkert.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Jennifer Winant	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y
Jennifer Winant (<i>in place of Thomas Kelly</i>)	Alt #1	Y
Domenich Panfile (<i>in place of Joe Reissner</i>)	Alt #3	Y

- Motion is carried.

Chairman William Bochicchio asks to nominate Boswell, Dennis Harrington, as the Engineer to the Joint Land Use Board for 2019.

- Motion to nominate Boswell, Dennis Harrington, as the Engineer of JLUB for 2019 made by Kenneth Armellino, 2nd by Michael Affrunti.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Jennifer Winant	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y
Jennifer Winant (<i>in place of Thomas Kelly</i>)	Alt #1	Y
Domenich Panfile (<i>in place of Joe Reissner</i>)	Alt #3	Y

- Motion is carried.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

Chairman William Bochicchio asks to nominate CME Associates as the Planning Consultant to the Joint Land Use Board for 2019.

- Motion to nominate CME Associates as the Planning Consultant of JLUB for 2019 made by Kenneth Armellino, 2nd by Michael Affrunti.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Jennifer Winant	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y
Jennifer Winant (<i>in place of Thomas Kelly</i>)	Alt #1	Y
Domenich Panfile (<i>in place of Joe Reisner</i>)	Alt #3	Y

- Motion is carried.

BUSINESS: Discussion and Approval of 2018 JLUB Annual Report

Board Attorney, Mark Madaio briefly recapped report sent on La Taberna Restaurant, 24 Grant Ave., LLC, Anthony Romano (e.g., multiple building permit requests), and 150 New Milford Avenue.

Chairman William Bochicchio announced that there are 5 new applicants and briefly covered ground rules.

BUSINESS: Review of Site Plan and Variance Application for 116 Walsh Drive, Dumont, NJ 07628.

Attorney, Stewart Reiser represented owner/applicant of 116 Walsh Drive.

Property is a single-family residence located zoning district residential A. Owner/applicant seeks conditional use approval for an accessory apartment which is permitted under ordinance 455-21 Article III.

Current property meets the following criteria: minimum lot area of at least 5,000 sq. ft., single-family dwelling owned by same owner for 10 years, owner must be 62 years of age, minimum 440 sq. ft. accessory apartment, located on second floor with common doorway through home, adequate off-street parking (at least 3 spaces), accessory apartment not located in basement or garage, and approval is personal to the ordinance.

Site plan is presented to the council as council members discuss whether the property meets ordinance standards. Site plan is an "A-1" certified site plan. Area plan is an "A-2" accessory apartment.

Board Attorney, Mark Madaio swears in Sally Tyab.

Owned property since September 7, 2000, which satisfies the requirement that the owner must own property for at least 10 years. Property has always been used as single-family residence. Owner intends to establish the accessory apartment. Mrs. Tyab will be upgrading the windows, but there will be no major changes to exterior of the property.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

Chairman William Bochicchio asks for a motion to open to the public.

- Motion to open to the public by Barbra Chen, 2nd by Elmer Pacia.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Review of Site Plan and Variance Application Open to The Public.

Board Attorney, Mark Madaio swears in Janice Deldecchio.

Mrs. Deldecchio presented a petition of 32 people against the plan to build an accessory apartment at 116 Walsh Drive, Dumont, NJ 07628. Certified letters were also proved in which it expressed neighbor's aversion to the approval of the site plan. Mrs. Deldecchio expressed concern about privacy in regards to the stairwell installed in the backyard and feels it will take away from her own privacy. In addition, concern for parking was expressed. It was requested that the single-family property remain a single-family.

It was explained by Attorney Madaio that the information provided by Mrs. Deldecchio can be placed into the property's file, but cannot be used as evidenced due to the absence of the other petitioners. It was further explained that the staircase will be used as a means of egress in case of a fire and/or an emergency, but not to fully change the exterior of the property.

Board Attorney, Mark Madaio swears in George Rafferey.

Mr. Rafferey questioned the reconfiguration of the second floor and requests to see what it will look like in the future. It was also questioned why 116 Walsh Drive, Dumont, NJ 07628 will be a two-family home.

It was explained by Attorney Madaio that the property isn't going to be a two-family and that Dumont allows, as per the town ordinance, the inclusion of an accessory apartment as long as it meets standards of the ordinance.

Board Attorney, Mark Madaio swears in Robert Popp Jr. and Diane Popp.

Mr. Popp Jr. from 35 Blanch Court, Dumont, NJ 07628 expressed discontent with the approval of the site plan.

Mrs. Popp expressed discontent with the photo presented of the home and felt it didn't adequately represent specific angles of the actual curb alongside the property. In addition, concern was expressed in regards to the room for foot traffic on the side walk, as vehicle's have been known to stick out as it's parked at the property.

Board Attorney, Mark Madaio swears in Daniel Bruno and Christine Bruno.

Mrs. Bruno from 107 Walsh Drive, Dumont, NJ 07628 expressed concern about available parking in front of her home.

Mr. Bruno expressed concern about the idea of rental properties throughout Dumont. It was the intentions of others who are moving into the town was questioned in regards to using the town's school system.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

Board Attorney, Mark Madaio swears in Joe Deldecchio.

Mr. Deldecchio expressed concern about vehicles parked within the property line of 116 Walsh Drive, Dumont, NJ 07628 and explained that they “barely” fit.

Attorney, Madaio addresses and discusses concerns expressed from the public.

Chairman William Bochicchio asks for a motion to close to the public.

- Motion to close to the public by Michael Affrunti, 2nd by Barbra Chen.

Chairman Bochicchio asks all in favor.

- All in favor.

BUSINESS: Approval of Site Plan and Variance Application for 116 Walsh Drive, Dumont, NJ 07628

Attorney, Stewart Reiser summarizes aspects of the variance application and how the ordinance standards that have been met.

Council members discuss any further questions and/or concerns.

Chairman William Bochicchio asks for a motion to approve or deny site plan and variance application.

- Motion to approve site plan and variance application made by Jimmy Chae, 2nd by Ronald Burkert.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	N
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	A
Alfred Moriarity	Class IV	N
Chairman, William Bochicchio	Class IV	Y

- Motion is carried.

BUSINESS: Review of Site Plan and Variance Application for 57 Sycamore Road, Dumont, NJ 07628.

Attorney, Dean Stamos represented owner/applicant of 57 Sycamore Road.

Mr. Patel would like to extend the driveway by 5ft from what’s already existing, which is 17ft wide, bringing his driveway to a total of 22ft wide. Photos of the driveway are provided as council members discuss questions and/or concerns in regards to the site plan. Additional photos of other properties with similar driveways were



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

provided to prove that it extending the driveway is possible. The number of Mr. Patel's vehicles were also discussed, in which it was confirmed that he parks at least 5 vehicles.

Council members discuss any further questions and/or concerns.

It was explained to Attorney Stamos that the plans must be drawn to scale so that the board has enough information to evaluate and approve the site plan/variance application.

Review of Site Plan and Variance Application is moved to carry February 26, 2019.

BUSINESS: Review of Site Plan and Variance Application for 563 Washington Avenue, Dumont, NJ 07628

It was explained that converting an attached garage into a bedroom isn't an accessory apartment according to the town ordinance.

Council members discuss any further questions and/or concerns.

Chairman William Bochicchio asks for a motion to approve or deny site plan and variance application.

- Motion to approve site plan and variance application made by Barbara Chen, 2nd by Domenich Panfile.

ROLL CALL:

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y

- Motion is carried.

BUSINESS: Review of Site Plan and Variance Application for 10 Ranger Road, Dumont, NJ 07628

It was explained that converting an attached garage into a bedroom isn't an accessory apartment according to the town ordinance.

Council members discuss any further questions and/or concerns.

Chairman William Bochicchio asks for a motion to approve or deny site plan and variance application.

- Motion to approve site plan and variance application made by Barbara Chen, 2nd by Domenich Panfile.

ROLL CALL:



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

Ronald Burkert	Class I	Y
Michael Affrunti	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarity	Class IV	Y
Chairman, William Bochicchio	Class IV	Y

- Motion is carried.