

Minutes of Meeting of 3-28-17 – 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.

March 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 March 28, 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	E
Michael Affrunti	P
Jared Geist	P
Michael Worner	P
Timothy Hickey	A
Elmer Pacia	P
Michael Cremin	E
Barbara Chen	P
Ken Armellino	P
Alfred Moriarty	P
Janet Masio	P
Nicole Talmo	P
Chairman William Bochicchio	P
Others:	
Board Attorney, Mark Madaio, Esq	P
Board Engineer, Boswell by Jim Fordham	P
Jennifer Beahm, 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 2-28-17

- Motion to approve Minutes of 2/28/17 by Ken Armellino, 2nd by Jared Geist
- All in favor.

BUSINESS: Review and discussion of Landmark Plans.

Mr. Bochicchio announced there will be a curfew of this meeting at 10:30 and there would be an extra meeting of the Board on April 10 at 7:30 in this Senior Center, plus the regular meeting at the end of April (25th). We will then decide if further meetings are necessary; there is the possibility of 4 more meetings to cover everything on the Plan.

He also asked for a motion to reopen to the public to pose any additional questions to the architect. Architect, Stuart Johnson, was sworn in.

Barbara Chen made a motion to open to the public, 2nd by Ken Armellino. All in favor.

Chris Sheridan, 9 Wilcox Street	Mike Sullivan 125 Andover	Mike Gagel 44 Wilkens
Joyce Ghia 480 Washington Avenue	Karen Volito 24 Overlook	

Questions asked of architect about egress from Building E, sprinklers, apartment sizes in affordable units, height of Building C, (50') laundry facilities, elevators, time frame of completion of project (2-3 years), handicap accessibility in affordables. All are within or above Code.

Motion was made to close to the public for questions to the architect by Barbara Chen, 2nd by Janet Masio, all in favor.

Mr. Del Vecchio introduced exhibits:

- A-19 Typical unit plans, 2 sheets, reduced to 11 x 17 dated 2.28.17
- A-20 Revised architectural plans consisting of 19 sheets dated 2.28.17
- A-21 Revised site plan set prepared by Stonefield, 25 sheets, 3.17.17.
- A-22 Soils and Foundation report Melik & Tully 12/13/16
- A-23 Stonefield review letter replay, 3.15.17

Those were submitted in advance of tonight's meeting.

Mr. Jeffrey Martell, Engineer, Stonefield Engineering, credentials presented and he is sworn in.

Mr. Del Vecchio questioned Mr. Martell regarding familiarity with the site in question and the plans/reports submitted and Mr. Martell presented more Exhibits:

- A-24 Aerial Exhibit dated 2.27.17 of the property(ies) in discussion.

Mr. Martell discussed the physical characteristics of the property and said he met with the County regarding the 10' grade drop on Lot 20.

- A-25 Site Plan – a color version of C-3 overall site plan. 3.28.17, which represents the Site Plan proposal to the Board.

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This Site Plan for market rate units shows this as loosely called an inward facing plan. Mr. Martell further discussed parking, indicating RSI compliancy in the number of parking spaces. Site is designed to be fully compliant with regard to setbacks, impervious covers, density, buffering and other requirements.

Parking lot designed with 25' drive aisle, adequate for Fed X, trash trucks or emergency vehicles. A landscape buffer of 21.2' average, 20' is required. A variety of plantings are intended for year round greenery, evergreen trees 7 to 9 feet at planting. There is one single means of access on Washington Avenue, secondary egress/ingress into Stratford Rd. with a breakaway gate (for emergency vehicles). This was determined to be acceptable by the Fire Marshall of Dumont.

The smaller lot that fronts on DeLong Avenue provides a driveway that permits a "K" turn exit. No parking lot access from DeLong Avenue. There will be retaining walls due to the 15' grade drop east and west, which will be 3 to 4' high, making it lower than the neighbors (car lights, etc.). There are bike racks proposed at the S - E side of building, a 10x15 trash enclosure also relocated to the far S -E corner to comply with the Redevelopment Plan. Also has a retaining wall. There will be new utility connections and it was confirmed with service providers there is adequate service. Water service will be a "loop" of water mains servicing buildings from Washington and DeLong Avenues. An off site sewer survey was done and over a mile was surveyed, reviewed and determined there are two deficient sewer mains that are impacted and will be improved as part of this project. There are two storm water underground basins under the parking fields intended to detain storm water from property and release it at a slow rate. Lighting is down facing fixtures, max height 15'. There is landscaping around property and trees within.

The county review required proposed road widening and bus pull off on both sides of the road, requires relocating a bus enclosure to the north. Will meet or exceed county's request. Sidewalks 5' wide on Washington Avenue as well.

There are 3 heating oil tanks and one gasoline tank underground on the larger property. These must be removed and about 20 cubic yards of soil around the tanks will be removed. A larger undertaking would be to remove the soil contaminated by pesticides; they are shallow in nature, but all of the impacted soil will be removed from the property. The applicant hires an LSRP (licensed site remediation professional) who oversees DEP's requirements. Question arose about town hiring their own LSRP; deemed not necessary as LSRP by law adheres to DEP State guidelines.

Items in the Engineering letter will be addressed by Mr. Martell.

- #16 – Lighting (unintelligible due to rustling of papers)
- #17 – Same as above
- #18 – 6 months period of time after project is built
- #19 - Storm water management - 24" trunk line has adequate capacity. The rate of runoff will be reduced and will be an improvement on downstream over what is in place. Stratford has no storm runoff for the last 120 feet before the property and they will install pipes.
- #21 – Grading on side of building B
- #22 – Building B a little too low. It was 107.60 and is now 108.60 and they added inlets.
- #23 – Detail of Proposed pipe down Stratford
- #24 – Gas main on Stratford relocated from east side of road to west side. Also a rain guard.
- #27 - Final curb sheet. (?) Unintelligible.

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- #28 - Grading on S. side of building E. County asked they reduce slope of Bldg. and the grading has been revised to be less steep on driveway. Three to 4' retaining wall. Building will be lower compared to neighbors.
- #29 – Rain guard proposed for NW corner of proposed driveway area.
- #30 – Changed the pattern since building will be lowered.
- #31 - Detailing of swales west and south of building C. Behind property where building sits at grade or below to property adjacent so the low areas will be some swales so rain is not diverted to other properties.
- #32 – Relative to finished floor and it has been raised 3/10 of a foot.
- #33 – Areas in front of building C in parking lot. Grading everything way from garages on pavement.
- #34 – Will a pipe having adequate covering on Stratford – higher-class pipe to drain.
- #36 – Maintenance – storm water maintenance does not involve Boro, kept private.
- #37 - and #38 Series of bullet points, in general intent of landscape plan is to fully comply,
 - Spacing of trees along frontage, shade trees, 19 required, 32 proposed on lot 20; Lot 1 5 required, 9 proposed.
 - Buffering on average 22' Lot 20, 17' on Lot 1.
 - Combination of plantings - groupings of staggered sizes; defer to landscape professionals; deciduous and evergreens.
 - Regarding size of plantings, retaining any healthy trees within the area, although there are very few. Many will be disturbed by grading, etc. and not healthy.
- #51 – Signage was discussed at last meeting
- #53 -54 – 55 - Parking review
- #56 – Traffic impact assessment report will be from Traffic Engineer
- #57 – Copies of site plans
- #58 – Construction Code Official regarding parking spaces
- #59 – Fire Department - have taken comments and incorporated
- #60 – Right of way easement with County.
- #61 – Sidewalks 5' wide proposed
- #62 – Comment is noted.
- #63 – Grading
- #64 – Sewers Provided an analysis of downstream system, aerial plan showing pipes. More detail needed offsite. The Boro Engineer signed off on this.
- #65 – Request for profiles of construction documents
- #66 - Bergen county application still under review
- #67 - Masonry enclosure
- #68 - Adequate for dumpster
- #69 - Soil movement out of area
- #70 - Pool structure fence and requirements needed. Solid fence 6' high vinyl

Water seepage pits discussed; using under ground plastic HDPE piping 12 rows of 100' of 48" on Lot 20; Lot 1, 8 rows 60' each of 42" pipes. (unintelligible due to rustling/whispering).

Motion called for to open to the Board for questions, Motion made by Barbara Chen, 2nd by Janet Masio.

Questions from the Board regarding clubhouse parking, 60-person occupancy. Will be regulated by management. Also, suggestion that Shade Tree Commission should get a copy of plans for comment. Questions asked by Board regarding bus shelter locations, (County jurisdiction), depth of soil to be removed (roughly 1 to 2 feet), drainage swales (collection point directions to be indicated on Plan), LSRP

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monitor reports to DEP to give unbiased reports accordingly, connecting sidewalks between building C and D, dumpster location, encroachments/easements. All questions were resolved or will be resolved.

Motion called for to the public by Barbara Chen, 2nd Janet Masio. All in favor.

Karen Valido 24 Overlook Drive	Mike Sullivan 125 Andover Street	Lily Biney 32 Roxbury Road
Matt Bailin 12 Elizabeth Street	Lynne Vietri 41 Wilkens Drive	Judith Bird 46 Harwich Road

Questions posed by the public included requirements for elevators in buildings, outside rental of clubhouse, patios and decks on units, trees and landscape, staggering plantings, lighting of properties, storm water, trash receptacles; most of which were answered earlier in the meeting, but needed clarification.

Mr. Bochicchio requested an adjournment of this meeting until April 10. Next meeting will cover Traffic issues.

Motion to adjourn made by Barbara Chen, 2nd by Mike Affrunti.

Meeting adjourned at 10:40 PM

Lois Rusch, Clerk
Dumont Joint Land Use Board

