

DUMONT JOINT LAND USE BOARD  
MINUTES FOR MEETING OF JUNE 30, 2015

Flag Salute

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

June 30, 2015  
7:30 P.M.

**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 June 30, 2015. 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:**

Thomas Trank	A	Michael Affrunti	P	Councilman Matthew Hayes	P
Michael Worner	P	Timothy Hickey	A	Elmer Pacia	A
Joseph Hakim	P	Barbara Chen	P	Michael Cremin <b>Alt #1</b>	P
Alfred Moriarty <b>Alt #2</b>	P	Janet Masio <b>Alt #3</b>	P	Ken Armellino (New) <b>Alt #4</b>	P
Chairman William Bochicchio	P				

Others: Board Attorney: Mark D. Madaio, Esq.; Dean Samos, Esq. - P  
 Board Engineer: Boswell Engineering – James Fordham - A  
 Board Planner: Maser Consulting – Darlene Green - P  
 Acting Board Clerk: Rosalia Bob - P  
 New Board Clerk: Lois Rusch - P

**BUSINESS:** Review and Approval of Business Professional Invoices

- Chairman William Bochicchio stated he will go to the Building Department to review/sign off on invoices.

**BUSINESS:** Approval of Minutes of June, 2015 Minutes

- Motion made to Approve: Michael Worner
- 2<sup>nd</sup> by Michael Cremin
- All in Favor
- New Alternate Board Member, Ken Armellino, was sworn into office by Chairman William Bochicchio.

**FORMAL:** 15-01 Alladin Avenue: New Cingular Wireless PCS, LLC (AT&T)  
 Block – 1105, Lot – 18  
 AT&T Cell Tower Site

Chairman Bochicchio stated that the cell tower application was postponed to the following month’s meeting, July 28.

**RESOLUTION:**       Redevelopment Study  
                          Block 1215, Lot 12  
                          50 Washington Avenue

Darlene A. Green, PP, AICP of Maser Consulting P.C. presented Redevelopment Study. She stated that in February M & C passed 15-75 a resolution for a development study. Authorized by Board to do a redevelopment plan. The law can designate a need for redevelopment law; each property has to meet at least one or more criteria. Boro Hall is not in an urban development zone, but does meet certain criteria:

- Criteria A – site is unsafe and substandard. Provides unwholesome living and working conditions. There are documents to support the unsafe issues in building. A 2011 report from construction official and Bergen County Health Services report. Indoor air quality study was conducted due to complaints of health issues. County report stated need for remediation. Water, mold, roof, fire escape issues. County noted in 2014 report the items from the 2011 report were not remediated.
- Criteria H – the redevelopment of property would comply with a smart growth area. Entire borough is within the state’s smart growth area range, which includes fostering neighborhoods, The redevelopment of property would add to the mixed use area, take advantage of business route transportation, could comply with affordable housing and yield a safe building area. 50 Washington Avenue complies with criteria A & H. Site is unsafe and complies with smart growth area.

Chairman William Bochicchio asked for questions from the Board.

Councilman Matt Hayes complimented Ms. Green on study.

Joseph Hakim asked if the best use for this property is affordable housing. Ms. Green stated that it was not, the Board would need to agree to a redevelopment study and then Boro Council would do a zoning ordinance for this site. The ordinance can add in affordable housing up to 20% if living units are added.

Joseph Hakim asked if a cost study to rehabilitate the building was done. Ms. Green stated that it was not, this study was for redevelopment.

Chairman Bochicchio said that study was done by another engineer; 9.4 million to rehabilitate and 2.3 million to do removal of asbestos.

Ms. Green stated six units per acre or more is the new law. The density of the area would yield approximately more than 6 units/per acre. 20% is the standard from round 2 guidelines because round 3 is not set.

Chairman Bochicchio asked if we are compliant with COAH now and Ms. Green state yes, in a prior round.

Chairman Bochicchio asked if there are any questions.

Councilman Hayes asked if they will carry the 20% from round 2 and Ms. Green stated it was more than likely, but will be case by case with the municipality.

Motion was made by Michael Cremin to open the meeting to the public

2<sup>nd</sup> by Michael Worner

Chairman Bochicchio observed there are no members of the public present.

Motion was made by Michael Cremin to close the meeting to the public  
2<sup>nd</sup> by Michael Worner,

All in Favor.

Dean Stamos explained that the resolution based upon review of report, is that the Boro Hall is in need of redevelopment and was properly noticed in the paper. It meets the criteria for redevelopment, safety and is within State smart growth area. Property can be mixed use and residents can take advantage of benefits of mass transit and affordable housing.

Motion was made to approve the Resolution on the Redevelopment for Borough Hall by Michael Worner.  
2<sup>nd</sup> by Michael Cremin.

Thomas Trank	A		Michael Affrunti	P		Councilman Matthew Hayes	P	A
Michael Worner	P	Y	Timothy Hickey	A		Elmer Pacia	A	
Joseph Hakim	P	Y	Barbara Chen	P	Y	Michael Cremin <b>Alt #1</b>	P	Y
Alfred Moriarty <b>Alt #2</b>	P	Y	Janet Masio <b>Alt #3</b>	P	Y	Ken Armellino (New) <b>Alt #4</b>	P	
Chairman William Bochicchio	P	Y						

All in Favor.

Chairman Bochicchio noted the next step will be to bring the signed Resolution to the Mayor and Council at the Boro Hall. Ms. Green will call to see how many copies are needed.

- Lois Rusch was introduced as new Board Clerk by Chairman William Bochicchio
- Chairman Bochicchio thanked Rosalie Bob for her service as Board Clerk and wished her well in her new position. This is Rosalie's last meeting.

Motion to Adjourn: Barbara Chen  
2<sup>nd</sup> by: Michael Worner

All in Favor.

Minutes respectfully submitted by:  
Lois Rusch  
Joint Land Use Board Clerk