

**DUMONT JOINT LAND USE BOARD  
MINUTES FOR MAY 26, 2015 MEETING**

**MINUTES**

Flag Salute

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

**May 26, 2015  
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 May 26, 2015. The 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	A	Timothy Hickey	A	Elmer Pacia	P
Joseph Hakim	A	Barbara Chen	P	Michael Cremin Alt # 1	P
Alfred Moriarty Alt # 2	A	Janet Masio Alt # 3	A		
Chairman William Bochicchio	P				

Others: Board Attorney – Mark D. Madaio, Esq.: Mark Madaio- P  
 Board Engineer – Boswell Engineering: James Fordham- P  
 Board Planner – Maser Consulting: Darlene Green- P  
 Board Clerk - Rosalia Bob- P

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

Chairman William Bochicchio stated that he will go to the building department to sign off on the items.

**BUSINESS:** Approval of March 2015 Minutes

**April Minutes**

Motion to Approve: Michael Affrunti  
 2<sup>nd</sup> by: Michael Cremin

All in Favor

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

Chairman Bochicchio stated that the cell tower application was postponed to the following month's meeting. Mark Madaio explained that the board and the public had significant concerns on the structure of the tower, the lease agreement with the borough and if any prior meetings were held for the tower. He stated that he had contacted the borough attorney with the lease concerns. He explained that he had also contacted the applicant's attorney on the structural information that would be needed for the next meeting. He stated the council to the applicant submitted correspondence that they are requesting the meeting be adjourned till the June meeting. He explained that the cell tower did originally appear before the planning board for a minor site plan approval which does not require notice to the public. He stated that this was the reason why the residents did not know about the tower coming before the board. Chairman Bochicchio explained that he had received a letter from resident, Bill Wicker, on his concerns over the tower. He asked if the board engineer could explain the drop zone to the residence in attendance. Jim Fordham stated that the drop zone is 150% height of the tower. He explained that it would be 225 feet and this zone is if things on the tower are taken down by the wind. He stated that in a catastrophic fall zone, if the tower would fall, it would come straight down and be a 150 foot zone. Linda Lee stated that if there was something to fall off the top of the tower, it would drop onto the bathrooms of the ball fields. She explained that there are always kids in that location. Mark Madaio stated that cell tower companies are not required to have a 225 foot clear zone for their site. A resident who lives on the corner of Dance and Second Street stated that he was not notified of the cell tower hearing and asked why everyone wasn't notified. Mark Madaio explained that only 200 foot notices are required of the applicant. He looked on the borough's tax map and confirmed that this residence is outside of the 200 foot radius. The resident asked why the applicant can't notice the homes outside of the 200 foot radius as a courtesy to their proximity. Mark Madaio stated that the board cannot place a request on the applicant to do more than the legal statute requires. Chairman Bochicchio explained that he only asked the board engineer to explain the fall zone and he closed this matter till its hearing at the following month's meeting.

**RESOLUTION:** 15-02 381 West Madison Avenue: Andrew LoGuercio  
Block - 1102, Lots – 1  
Minor Subdivision

Mark Madaio stated that he did not know if the building department had circulated copies of the resolution to the board members in their packets. He passed out copies of the resolution that he had brought to the meeting for the members to review. He explained in detail the application and the variances being sought with the subdivision. He stated that they requested a developer's agreement from the applicant for the project. Darlene Green stated that she did not notice the condition of approval for street trees and asked if this is in the resolution. Mark Madaio explained that the street trees condition will be in the

developer's agreement. He noted this change on the resolution and added street trees, 40-50 feet on center. Chairman Bochicchio called for a motion on the resolution.

Motion to approve resolution with corrections made: Michael Affrunti  
2<sup>nd</sup> by: Michael Cremin

**ROLL CALL:**

Thomas Trank	NA	Michael Affrunti	Y	Councilman Matthew Hayes	Y
Michael Worner	NA	Timothy Hickey	NA	Elmer Pacia	Y
Joseph Hakim	NA	Barbara Chen	Y	Michael Cremin Alt # 1	Y
Alfred Moriarty Alt # 2	NA	Janet Masio Alt # 3	NA		
Chairman William Bochicchio	Y				

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

Minutes respectfully submitted by:  
Rosalia Bob  
Temporary Joint Land Use Board Clerk