

DUMONT JOINT LAND USE BOARD

AGENDA FOR MEETING  
of May 31, 2016

7:30 P.M.

Flag Salute

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

**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 31, 2016. 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		Michael Affrunti		Councilman Matthew Hayes	
Michael Worner		Timothy Hickey		Elmer Pacia	
Joseph Hakim		Barbara Chen		Michael Cremin <b>Alt #1</b>	
Alfred Moriarty <b>Alt #2</b>		Janet Masio <b>Alt #3</b>		Ken Armellino <b>Alt #4</b>	
Chairman William Bochicchio					

**Others:**

Board Attorney	Mark D. Madaio, Esq.		
Board Engineer	Boswell Engineering	B. Mirandi	
Board Planner	Maser Consulting	Darlene Green	
Board Clerk		Lois Rusch	

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

**BUSINESS:** Approval of March 29, 2016 Minutes  
Approval of April 21, 2016 Minutes of Joint Meeting with Mayor & Council

**FORMAL:** Resolution to authorize the Board Planner to undertake an “area in need of redevelopment” study on DeAngelo’s property.

## RESOLUTION

### JOINT LAND USE BOARD OF THE BOROUGH OF DUMONT

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A RESOLUTION AUTHORIZING THE BOARD PLANNER TO UNDERTAKE A PRELIMINARY INVESTIGATION AND STUDY TO DETERMINE IF BLOCK 212, LOT 20; AND BLOCK 215; LOT 1 (THE "PROPERTY") CONSTITUTES AN "AREA IN NEED OF REDEVELOPMENT"

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Introduced By:

Seconded By:

WHEREAS, pursuant to *N.J.S.A. 40A:12A-1*, et seq., (The Local Redevelopment and Housing Law) a municipal Governing Body may undertake the redevelopment of a portion of the municipality and designate a property or properties as being "in need of redevelopment" and otherwise exercise the powers set forth in the aforesaid statute; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-4b* the Board can be requested to conduct appropriate studies and, upon request of the Governing Body, make a determination if certain property is "an area in need of redevelopment" subsequent to holding public hearings on the matter with property notice to required parties;

WHEREAS, the Governing Body has requested that the Board make a determination if the Property constitutes an "area in need of redevelopment"; and

WHEREAS, the Board (and the Borough) has retained the services of Darlene Green, PP, of Maser Consulting, PA; and

NOW, THEREFORE BE IT RESOLVED, by the Board that it does hereby make the following findings of fact and conclusions based thereon:

1. That all of the recitals hereinabove set forth are incorporated by reference. That all of the exhibits and documents relevant thereto are herein incorporated.
2. The Governing Body has adopted Resolution 107 requesting the Board conduct a preliminary investigation to determine whether the Property constitutes "an area in need of redevelopment" pursuant to the criteria set forth in NJSA 40A:12-A-5.
3. Darlene Green is capable of undertaking the appropriate preliminary investigation in

the normal course of her duties.

NOW THEREFORE, BE IT FUTHER RESOLVED that the Planning Board hereby authorizes and requests that Darlene Green undertakes a preliminary investigation, and issue a report to the Board, to assist in a determination as to whether the Property is “an area in need of redevelopment” in accordance with applicable law.

**IT IS HEREBY CERTIFIED** that this is a true and correct copy of a Resolution adopted by the Joint Land Use Board of the Borough of Dumont upon a roll call vote at a special meeting held \_\_\_\_\_, 2016.

Motion was made by:

Motion was seconded by:

Roll Call to Approve:

	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>	<b>Recuse</b>
Ron Burkert					
Michael Affrunti					
Councilman Matthew Hayes					
Michael Worner					
Timothy Hickey					
Elmer Pacia					
Joseph Hakim					
Barbara Chen					
Michael Cremin <b>Alt #1</b>					
Alfred Moriarty <b>Alt #2</b>					
Janet Masio <b>Alt #3</b>					
Ken Armellino <b>Alt #4</b>					
Chairman William Bochicchio					

ATTEST:

SO APPROVED:

\_\_\_\_\_  
Lois Rusch, Clerk

\_\_\_\_\_  
William Bochicchio, Chairman