

Minutes of Special Meeting of 06-12-17 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.

June 12, 2017
6:45 PM

SUNSHINE LAW: This meeting is a specially scheduled meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Senior Center on June 12, 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:

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| Ron Burkert | Class I | E |
| Michael Affrunti | Class II | P |
| Jared Geist | Class III | E |
| Michael Worner | Class IV | P |
| Timothy Hickey | Class IV | P |
| Elmer Pacia | Class IV | E |
| Michael Cremin | Class IV | E |
| Barbara Chen | Class IV | P |
| Ken Armellino | Alt #1 | E |
| Alfred Moriarty | Alt #2 | E |
| Janet Masio | Alt #3 | E |
| Nicole Talmo | Alt #4 | E |
| Chairman William Bochicchio | Class IV | P |
| Others: | | |
| Board Attorney, Mark Madaio, Esq | | P |
| Board Engineer, Boswell by Jim Fordham | | X |
| Peter Van Den Kooy, CME Associates | | X |
| Board Clerk, Lois Rusch | | E |

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 4-25-17

- Motion to approve Minutes of 4-25-17 by Mike Affrunti, 2nd by Barbara Chen.
- All in favor.

A special meeting was called; members of the board who voted no on the resolution are not required to be in attendance. Five of the 9 votes are a quorum.

FORMAL: Resolution of Application by Landmark LLC.

Mr. Madaio explained that the application for development of the property known as DeAngelo Farms and owned by the Estate of MaryLou DeAngelo, has been reviewed by the Engineer and Planner. The property is located in a redevelopment zone, known as Ordinance 150716. The redevelopment plan, when prepared, now becomes the zoning ordinance in place. The developer has applied for site plan approval for 128-market rate apartments in 4 buildings on the west property and 22 units of affordable apartments in one building on the east property. It is in full conformance, no waivers or variances required, public hearings were held, experts were heard on behalf of the applicant, Board heard experts and Police Chief. Testimony was heard as to design, trash removal, signs, common buildings, plantings, water, sewer.

Members of the public who spoke:

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| Mike Sullivan 125 Andover Avenue | Vincent Tamburro 596 Washington Avenue |
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Questions from the public included bus stop location and general complaints about the project.

Motion to adjourn made by Barbara Chen, 2nd by Tim Hickey. All in favor.

Meeting adjourned at 9:45 PM

Lois Rusch, Clerk
Dumont Joint Land Use Board