



DUMONT JOINT LAND USE BOARD

SEPTEMBER 29, 2020

AGENDA

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on Meeting site is: <https://dumontjointlanduseboard.my.webex.com/meet/dumontjlub> Join by phone 415-655-0001 US Toll Access code: 126 615 5915

Tuesday, September 29, 2020 - 7:30 PM

SUNSHINE LAW: This meeting is a regularly scheduled meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on WebEx. 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:

Rafael Riquelme	Class I	
Nico Attanasio	Class II	
Jimmy Chae	Class III	
Kenneth Armellino	Class IV	
Barbara Chen	Class IV	
Graeme Dutkowsky	Class IV	
Alfred Moriarty	Class IV	
Elmer Pacia	Class IV	
Gino Zilocchi	Class IV	
Jennifer Winant	Alt #1	
Thomas Kelly	Alt #2	
Jeff Keenan	Alt #3	
Ken Melamed	Alt #4	
Board Attorney, Douglas Bern		
Board Engineer, Carl O'Brien		
Planning Consultant,		
Board Clerk, William Paige		

BUSINESS: Review and Approval of August 25, 2020 Minutes.

FORMAL: **Review of Change of Occupant Application**
Germ Squasher LLC d/b/a/ Bergen County Auto Pros and Disinfecting
Block 909 Lots, 9, 10 & 12
30 E. Madison Avenue

FORMAL: Review of "Buck C" Variance

George C. Harvilla
Block 912, Lot 6
110 Thompson Street

FORMAL: Review of Change of Use

150 Washington Avenue
Block 905, Lot 11
Halal Gyro King

FORMAL: RETURNING APPLICATION

Review of Use Variance

Madison Maintenance LLC, Michael Pecoraro
Block 1207, Lot 1
111 W. Madison Avenue, Dumont, NJ

FORMAL: RETURNING APPLICATION

Review of Use Variance, Preliminary & Final Approval of Major Site Plan - Ret

New Cingular Wireless PCS, LLC ("AT&T")
Block 821, Lot 1.02
2 Sunset Street (2 New Milford Avenue)

FORMAL: RETURNING APPLICATION

Review of Application - Minor Site Variance - Pre-Existing Non-Conforming Condition

Mary Markosian
20 Grant Avenue

FORMAL: Consistency Review of Sign Ordinance – Chapter 350 "Signs"

Supplemented and Amended Article 12, Zoning, Amend Section 12-23.15, Signage