



# DUMONT JOINT LAND USE BOARD

## MEETING MINUTES

**SESSION:** This is a meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on WebEx.

Tuesday, October 27, 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 on Tuesday, October 27, 2020. This date, time and location was 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	P
Nico Attanasio	Class II	P
Jimmy Chae	Class III	E
Kenneth Armellino	Class IV	P
Barbara Chen	Class IV	P
Graeme Dutkowsky	Class IV	P
Alfred Moriarty	Class IV	P
Elmer Pacia	Class IV	P
Gino Zilocchi	Class IV	P
Jennifer Winant	Alt #1	A
Thomas Kelly	Alt #2	P
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P
<b>Others:</b>		
Board Attorney, Douglas Bern		P
Board Engineer, Maser, Carl O'Brien		P
Board Clerk, William Paige		P
Construction Official, Paul Renaud		A

**BUSINESS:** Review and approval of September 29, 2020 minutes.

Chairman Dutkowsky calls for a motion to approve the minutes. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino.

### ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Kenneth Armellino	Class IV	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Elmer Pacia	Class IV	
Gino Zilocchi	Class IV	



# DUMONT JOINT LAND USE BOARD

## MEETING MINUTES

### **BUSINESS: Review of Resolution**

Germ Squasher LLC d/b/a/ Bergen County Auto Pros and Disinfecting  
Block 909 Lots, 9, 10 & 12  
30 E. Madison Avenue

- Board Attorney Doug Bern summarizes the resolution. Mr. Bern states that is basically just a change of ownership.
- Chairman Dutkowsky calls for a motion to approve the resolution. Motion by Al Moriarty, 2<sup>nd</sup> by Nico Attanasio.

### **ROLL CALL:**

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Kenneth Armellino	Class IV	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

### **BUSINESS: Review of Resolution**

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

- Mr. Bern states that the resolution for this case has not been completed because it was a “little more involved” and he may need to discuss it with Mr. Harvilla.

### **BUSINESS: Review of Resolution**

150 Washington Avenue  
Block 905, Lot 11  
Halal Gyro King

- Mr. Bern summarizes this resolution. It is a change of occupancy, no renovation, same signage, same use.
- Chairman Dutkowsky calls for a motion to approve the resolution. Motion by Nico Attanasio, 2<sup>nd</sup> by Gino Zilocchi.

### **ROLL CALL:**

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Kenneth Armellino	Class IV	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Elmer Pacia	Class IV	Y
Gino Zilocchi	Class IV	Y



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## MEETING MINUTES

### **BUSINESS: Review of Resolution**

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

- Mr. Bern summarizes the resolution.
- Chairman Dutkowsky calls for a motion to approve the resolution. Motion by Barbara Chen, 2<sup>nd</sup> by Ken Armellino.

### **ROLL CALL:**

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Kenneth Armellino	Class IV	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Elmer Pacia	Class IV	Y
Gino Zilocchi	Class IV	Y

- Mr. Bern states that he will have resolutions for 2A Sunset (Cingular Wireless/AT&T) and 110 Thompson (George Harvilla) at the next meeting.

### **FORMAL: Review of Change of Occupant Application**

AES Enterprise LLC  
Block 1216 Lot 6  
44 Dumont Avenue

- Mr. Bern swears in Mr. Steven Antwon (310 Phelps Ave, Bergenfield, NJ, 07621. Mr. Antwon is the applicant. He is the owner and wants to use the space for a personal training studio. The space was formerly a retail space.
- Mr. Antwon says he will be occupying the space and there will be no construction at all within the space. He states that there would be 3 people, at most, in the space at one given time. He expects the majority of time, it would be one on one training. The hours of operation would be 6am until 8pm, but by appointment only.
- Nico Attanasio asks a question about parking. Mr. Antwon replies that he would be parking in a space behind the building and that there are usually two available spaces in front of the location.
- Chairman Dutkowsky asks for a motion to open to the public. Motion by Ken Armellino, 2<sup>nd</sup> by Nico Attanasio. All in favor. No comments. Chairman Dutkowsky calls for a motion to close the public. Motion by Ken Armellino, 2<sup>nd</sup> by Rafael Riquelme. All in favor.
- Chairman Dutkowsky calls for motion to approve the application. Motion by Al Moriarty, 2<sup>nd</sup> by Nico Attanasio.



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### ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Kenneth Armellino	Class IV	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Elmer Pacia	Class IV	Y
Gino Zilocchi	Class IV	Y

### **FORMAL: Review of Change of Occupant Application**

Dume International Beauty Group Inc. d/b/a – Pout Wink Glow Beauty Bar  
Block 905 Lot 16  
20-22 W. Madison Avenue

- Mr. Bern swears in the applicant, Mauricio Cano (150 New Milford Ave, Dumont, NJ 07628). Mr. Cano states that the space was a salon. He is proposing to keep it as a salon, but he will add makeup to the business model. He plans to do light construction in the space, which will include new sheetrock, a renovation of the bathroom to make it ADA approved, some new light fixtures, and a new awning. He will apply for all of the necessary permits. He is working with the Building Department to make sure that he is compliant. There are currently 10 chairs in the location. Mr. Cano plans on removing 4 of them.
- Nico Attanasio asks about parking. Mr. Cano states that there is 2 hour parking on the street and there is also public parking in the area.
- Chairman Dutkowsky asks for a motion to open to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino. All in favor.
- Dr. Rodrigo Lipon (135 Gertrude Ave, Paramus, NJ 07652). Dr. Lipon is the co-owner of the building and states that he is favor of the applicant.
- No more comments from public. Chairman Dutkowsky calls for a motion to close the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Rafael Riquelme. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Barbara Chen, 2<sup>nd</sup> by Elmer Pacia.

### ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Kenneth Armellino	Class IV	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Elmer Pacia	Class IV	Y
Gino Zilocchi	Class IV	Y



# DUMONT JOINT LAND USE BOARD

## MEETING MINUTES

### **FORMAL: Appeal the Zoning Officer's determination on the Sign/Awning Lighting**

21 Grant Street

Block 509, Lot 4

George Hoppas (Griddle This)

- Mr. Bern explains the appeal. It is not a variance request.
- Craig Bossong, attorney for George Hoppas, summarizes the appeal. He states that plan was to remove the existing awning and put up a new one based on the expansion of Griddle This from one storefront to two storefronts. The initial application for the awning was denied. It was resubmitted and was approved, but with no illumination. This application was submitted prior to Dumont's new sign ordinance was adopted. Illumination was allowed in the old ordinance and should be considered based on the old ordinance. The original awning was illuminated.
- Costas Hoppas (283 Maril Ct., Paramus, NJ 07652) is sworn in by Mr. Bern. Costas is the son of the owner, George Hoppas. Costas manages the business. Costas explains that the old awning was a vinyl awning that was backlit. When Griddle This expanded to two storefronts, they had approval to create a new awning to cover the new size of the location. Costas states the awning was denied due to the upcoming ordinance being discussed. They had also applied for awnings for other storefronts on this property in an effort to keep them uniform. They were all denied for lighting. He also states that the lighting would not be used during the entire day. It would only be used in the morning hours before daylight.
- Mr. Bossong asks if the board would like to hear from the owner of the awning company. The board members state that they don't feel it's necessary.
- Nico Attanasio asks Mr. Bern if the sign ordinance has a limit on words on an awning. Mr. Bern states that did not see that in the ordinance. Mr. Attanasio asks what the ordinance says about illumination. Mr. Bern states that this application would fall under the old ordinance.
- Ken Armellino asks Costas about the hours of illumination of the hair salon sign (adjacent to Griddle This). Costas states that he doesn't think they would have their sign lit based on their hours of operation. Costas also states that he believes that the Griddle This sign would be lit early (5am) in winter months while it is darker in the morning. Mr. Armellino states that he was on the board when the Griddle This expansion was approved the JLUB and the new awning was discussed. Mr. Armellino states that he believes that Mr. Hoppas "acted in good faith" with their awning application.
- Tom Kelly states that the awning application would match other business in the area.
- Nico Attanasio states that he's heard about businesses are leaving Dumont due to issues with signage.
- Costas Hoppas states he has read the ordinance and that he thinks the way the illumination section is written makes it impossible to comply with.
- Mr. Bern re-states that this application would fall under the sign ordinance.
- Nico Attanasio makes a motion to open to public. 2<sup>nd</sup> by Ken Armellino. All in favor.
- James Collishaw, 14 Sharon Ct, Ringwood, NJ 07456, states that he will be designing the awning and the applicant will be doing everything as he was asked to do it.
- No more comments. Ken Armellino makes a motion to close to public. 2<sup>nd</sup> by Nico Attanasio. All in favor.
- Nico Attanasio makes a motion to approve the appeal. 2<sup>nd</sup> by Barbara Chen.
- Mr. Bossong states that he just wants to make it clear that this decision would be for all 3 storefronts.



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### ROLL CALL:

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Kenneth Armellino	Class IV	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Elmer Pacia	Class IV	Y
Gino Zilocchi	Class IV	Y

- Chairman Dutkowsky calls for a motion to adjourn the meeting. Motion by Barbara Chen. 2<sup>nd</sup> by Rafael Riquelme. All in favor.

Meeting over at 8:47pm.