



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, November 24, 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, November 24, 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	E
Nico Attanasio	Class II	P
Jimmy Chae	Class III	P
Kenneth Armellino	Class IV	P
Barbara Chen	Class IV	P
Graeme Dutkowsky	Class IV	P
Alfred Moriarty	Class IV	P
Elmer Pacia	Class IV	A
Gino Zilocchi	Class IV	P
Jennifer Winant	Alt #1	P
Thomas Kelly	Alt #2	P
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P
Others:		
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 October 27, 2020 minutes.

Chairman Dutkowsky calls for a motion to approve the minutes. Motion by Ken Armellino, 2nd by Barbara Chen.

ROLL CALL:

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



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BUSINESS: Change of Occupancy Approval Letter

AES Enterprise LLC
Block 1216 Lot 6
44 Dumont Avenue

- Mr. Bern summarizes the Change of Occupancy.
- Chairman Dutkowsky calls for a motion to approve the letter. Motion by Nico Attanasio, 2nd by Ken Armellino.

ROLL CALL:

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: Change of Occupancy Approval Letter

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

- Mr. Bern summarizes the Change of Occupancy.
- Chairman Dutkowsky calls for a motion to approval the letter. Motion by Barbara Chen, 2nd by Al Moriarty.

ROLL CALL:

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



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BUSINESS: Review of Resolution

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

- Mr. Bern summarizes the resolution.
- Jennifer Winant states that the resolution states that concrete apron is required, but believes that the Board determined that it was not. Mr. O'Brien says the engineering report said that the apron would not be required. Mr. Bern says he will omit that portion of the Resolution.
- Chairman Dutkowsky calls for a motion to approve the amended resolution. Motion by Ken Armellino, 2nd by Nico Attanasio.

ROLL CALL:

Nico Attanasio	Class II	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

BUSINESS: Review of Resolution

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

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

ROLL CALL:

Nico Attanasio	Class II	N
Jimmy Chae	Class III	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	N

FORMAL: Review of "Bulk C" Variance

106 Virginia Avenue
Block 919, Lot 13
Sarah and Jeff Lachenauer

- Mr. Bern swears in Adam Graf, 109 Oneida Ave, Dumont, NJ. Mr. Graf is the contractor for Tri Tech Construction Group and worked on the project. Mr. Graf states that the plan is for a small addition to the house, which was damaged in a fire.
- Mr. O'Brien addresses the pre-existing non-conformity on the property and that the plans in the application



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will not go beyond that non-conformity. Mr. O'Brien summarizes some of the other aspects, conditions, and recommendations for the application.

- Mr. Graf states that he would comply with all of the recommendations and requirements.

- Chairman Dutkowsky calls for a motion to open to the public. Motion by Barbara Chen, 2nd by Jimmy Chae. All in favor. No questions from public.

- Chairman Dutkowsky calls for a motion to close to the public. Motion by Nico Attanasio, 2nd by Jimmy Chae. All in favor.

- Chairman Dutkowsky calls for a motion to approve the application. Motion by Ken Armellino, 2nd by Nico Attanasio.

ROLL CALL:

Nico Attanasio	Class II	Y
Jimmy Chae	Class III	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

-Chairman Dutkowsky calls for motion to adjourn. Motion by Nico Attanasio, 2nd by Jimmy Chae. All in favor.

Meeting over at 8:16pm.