



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, February 16 at 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, February 16, 2021. 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:

Nico Attanasio	Class I	P
Rafael Riquelme	Class II	P
Jimmy Chae	Class III	E
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	E
Paola Carolina Fajardo	Class IV	P
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	P
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P
Others:		
Board Attorney, Matthew Root		P
Board Engineer, Maser, Carl O'Brien		P
Board Clerk, William Paige		P
Construction Official, Paul Renaud		A

BUSINESS: Mayor Andrew LaBruno swears in newly appointed Joint Land Use Member, Paola Carolina Fajardo (Class IV).

BUSINESS: Review and Approval of January 19, 2021 Minutes.
 Vice-Chairman Zilocchi calls for a motion to approve the January 19, 2021 meeting. Motion by Nico Attanasio, 2nd by Andrew Warta.

ROLL CALL:

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y



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BUSINESS: Discussion and Approval of all Business Professional RFQs.
Vice-Chairman Zilocchi calls for a report from the RFQ Committee.
Nico Attanasio advises that the committee suggests that the JLUB keeps the same professionals as they had in 2020.
Vice-Chairman Zilocchi calls for a motion to accept the recommendation from the Committee.
Motion by Al Moriarty, 2nd by Rafael Riquelme.

ROLL CALL:

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Kenneth Armellino	Class IV	Y
Paola Carolina Fajardo	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

BUSINESS: Discussion and Approval of the 2020 Joint Land Use Board Annual Report.
Vice-Chairman Zilocchi calls for a discussion of the Annual Report and for a Motion to accept the report. Motion by Nico Attanasio, 2nd by Ken Armellino.

ROLL CALL:

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Kenneth Armellino	Class IV	Y
Paola Carolina Fajardo	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

BUSINESS: Change of Occupancy Approval Letter
Square Circle Boxing (Abdel Saez – Leasee)
Block 909 Lot 14
135 Washington Avenue

Matthew Root swears in Abdel Saez (71 McKinley Ave, Dumont, NJ 07628). Mr. Saez says that he is planning to take over a space that used to be a cycling studio and converting it to a boxing studio.

Vice-Chairman Zilocchi calls for a discussion from the board. No discussion.

Vice-Chairman Zilocchi calls for a motion to accept the change of occupancy. Motion by Ken Armellino, 2nd by Al Moriarty.



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ROLL CALL:

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Kenneth Armellino	Class IV	Y
Paola Carolina Fajardo	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

Vice-Chairman Zilocchi calls for a motion to adjourn. Motion by Al Moriarty, 2nd by Ken Armellino. All in favor.

Meeting over at 7:50pm.