



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, July 20, 2021 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, July 20, 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	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	P
Ken Melamed	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	E
Jeff Keenan	Alt #3	A
vacant	Alt #4	X
Others:		
Board Attorney, Doug Bern & Matt Root		P
Board Engineer, Colliers, Marie Raffay		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of June 15, 2021 Minutes.

- Chairman Dutkowsky calls for a motion to approve the June 15, 2021 Minutes. Motion by Nico Attanasio, 2nd by Gino Zilocchi

ROLL CALL:

Nico Attanasio	Class I	Y
Jimmy Chae	Class III	Y
Graeme Dutkowsky	Class IV	Y
Ken Melamed	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y



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BUSINESS: **Review of Resolution - 32 Ole LLC**
32 W. Madison Avenue
Block 904, Lot 29
Lazaro Negrin

- Matt Root summarizes the resolution.
- Chairman Dutkowsky calls for a motion to approve the resolution. Motion by Nico Attanasio, 2nd by Graeme Dutkowsky.

ROLL CALL:

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	A
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	A
Graeme Dutkowsky	Class IV	Y
Ken Melamed	Class IV	Y
Alfred Moriarty	Class IV	A
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

BUSINESS: **Sayola, LLC – Existing Non-Conforming Use – 3’ side yard setback prior approval was 7’**
31 W. Madison Avenue
Block 1212, Lot 3
Lazaro Negrin

- Dean Stamos (on behalf of Mark Madaio) representing the application summarizes the plans.
- Mr. Stamos calls planner Arthur Michels (645 Westwood Ave, River Vale, NJ). Mr. Michels is sworn in by Matt Root. Mr. Michels summarizes the proposed changes.
- Ken Armellino expresses his concern about there being enough space for fire prevention behind the building.
- Marie Raffay (Colliers) expresses her concern about a few issues that were addressed in a letter from Colliers. Mr. Michels answers her questions and said he would abide by all recommendations. Ms. Raffay said that all of her concerns were answered.
- Lazaro Negrin (108 Shearwater Court, Jersey City, NJ), owner of the business, asked to speak. Mr. Negrin is sworn in by Mr. Root. Much of his testimony is not audible.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Gino Zilocchi, 2nd by Andrew Warta. All in favor.
- No public comments or questions. Motion to close to public by Gino Zilocchi, 2nd by Nico Attanasio. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Ken Armellino makes the motion to approve, dependent on fire official review and Colliers issues being addressed. 2nd by Nico Attanasio.



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ROLL CALL:

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Ken Melamed	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

- Chairman Dutkowsky calls for a motion to adjourn. Motion by Andrew Warta, 2nd by Nico Attanasio. All in favor.

Meeting over at 8:37pm.