



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.
August 17, 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, August 17, 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 | 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 | A |
| Kevin Grom | Alt #2 | A |
| Jeff Keenan | Alt #3 | A |
| vacant | Alt #4 | X |
| Others: | | |
| Board Attorney, Doug Bern & Matt Root | | P |
| Board Engineer, Colliers, Marie Raffay | | NA |
| Board Clerk, William Paige | | P |
| Construction Official, Robert Sherrow | | A |

BUSINESS: Review and Approval of July 20, 2021 Minutes.

- Chairman Dutkowsky calls for a motion to approve the July 20, 2021 Minutes. Motion by Ken Armellino, 2nd by Nico Attanasio.

ROLL CALL:

| | | |
|-------------------|----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | 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 |



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BUSINESS: Review of Resolution - Sayola, LLC – Existing Non-Conforming Use

31 W. Madison Avenue
Block 1212, Lot 3
Lazaro Negrin

- Doug Bern summarizes the Resolution.
- Chairman Dutkowsky calls for a motion to approve the Resolution. Motion by Al Moriarty, 2nd by Nico Attanasio.

ROLL CALL:

| | | |
|-------------------|----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | 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 |

FORMAL: Change of Occupancy Approval Letter

Leo Cleaners and Tailor
Block 822, Lot 6
52E W. Madison Avenue

- Nobody is present for this case. Chairman Dutkowsky calls for a motion to carry this case until the September 21, 2021 meeting. Motion by Gino Zilocchi, 2nd by Ken Melamed. All in favor.

FORMAL: Appeal of Denial of Application (455-35 Limiting Schedule) over allotted lot coverage of 30%

Block 1003 Lot 4
181 Virginia Avenue
Gary & Maureen Buchheister

- Doug Bern summarizes the application.
- Mr. Buccheister is sworn in by Mr. Bern. Mr. Buccheister explains his case. He is hoping to get a small paver walkway next to his driveway. He is handicapped and it would make parking easier for him. Mr. Buccheister says Dumont's previous Zoning Officer had approved this concept in an email, but the new Zoning Officer denied it. No formal application had been made with the previous Officer. The proposed changes would be 1% over the allowed coverage.
- Mr. Bern swears in Mrs. Buccheister.
- A survey of the property is shown on the screen. Mr. Bern calls it "Exhibit A1."
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico Attanasio, 2nd by Ken Armellino. All in favor.
- No comments from public. Chairman Dutkowsky calls for a motion to close to the public. Motion by Nico Attanasio, 2nd by Graeme Dutkowsky. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Ken Armellino, 2nd by Gino Zilocchi.



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ROLL CALL:

| | | |
|-------------------|----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | 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 Nico Attanasio. 2nd by Rafael Riquelme. All in favor.

- Meeting over at 8:16 pm.