



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held at Dumont Borough Hall.
September 21, 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 at Dumont Borough Hall on September 21, 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	E
Jimmy Chae	Class III	E
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	P
Ken Melamed	Class IV	E
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	E
Kevin Grom	Alt #2	P
Jeff Keenan	Alt #3	A
vacant	Alt #4	X
Others:		
Board Attorney, Matt Root		P
Board Engineer, Colliers, Marie Raffay		NA
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of August 17, 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
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	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 - 181 Virginia Avenue

181 Virginia Avenue

Block 1003 Lot 4

Gary & Maureen Buchheister

- Matt Root summarizes the Resolution.
- Chairman Dutkowsky points out that there were not to be any conditions in the Resolution.
- Chairman Dutkowsky calls for a motion to approve the Resolution. Ken Armellino makes a motion to approve the Resolution without the conditions. 2nd by Nico Attanasio.

ROLL CALL:

Nico Attanasio	Class I	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	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 825, Lot 12

52E W. Madison Avenue

- Matt Root swears in Jose Rosario (284 Manhattan Terrace, Dumont, NJ 07628) owner of Leo Cleaners and Tailor.
- Chairman Dutkowsky asks if the space that Mr. Rosario would be using would have any dry cleaning on premises or would all work be done off-site and if any chemicals would be used. Mr. Rosario says it would be off-site and no chemicals would be present.
- Nico Attanasio asks about deliveries. Mr. Rosario says deliveries would be twice per week, in the afternoons.
- Al Moriarty asks if there is a rear door. Mr. Rosario says there is.
- Chairman Dutkowsky asks for a motion to open to the public. Motion by Nico Attanasio, 2nd by Andrew Warta. All in favor. No public questions.
- Chairman Dutkowsky asks for a motion to close to the public. Motion by Nico Attanasio, 2nd by Andrew Warta. All in favor.
- Chairman Dutkowsky calls for a motion to approve the Change of Occupancy.

ROLL CALL:

Nico Attanasio	Class I	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y



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- Matt Root reminds Mr. Rosario that he would need approval from the Building Department for changes to signage.
- Chairman Dutkowsky calls for a motion to adjourn. Motion by Ken Armellino, 2nd by Andrew Warta. All in favor.
- Meeting over at 7:53pm.