



# DUMONT JOINT LAND USE BOARD

April 20, 2021

## AGENDA

Flag Salute

**SESSION:** This is a meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on WebEx at <https://dumontjointlanduseboard.my.webex.com/meet/dumontjlub>. Join by phone 415-655-0001 by using access code: 126 615 5915.

Tuesday, April 20, 2021 - 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. This date, time, and location were 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	
Rafael Riquelme	Class II	
Jimmy Chae	Class III	
Kenneth Armellino	Class IV	
Graeme Dutkowsky	Class IV	
Paola Carolina Fajardo	Class IV	
Alfred Moriarty	Class IV	
Andrew Warta	Class IV	
Gino Zilocchi	Class IV	
Jim Savage	Alt #1	
Kevin Grom	Alt #2	
Jeff Keenan	Alt #3	
Ken Melamed	Alt #4	
Board Attorney,		
Board Engineer,		
Planning Consultant,		
Board Clerk, William Paige		

**BUSINESS:** Review and Approval of March 16, 2021 Minutes

### **BUSINESS: Review of Resolution**

Review of "Bulk C" Variance – Pre-Existing Non-Conforming Vacant Lot  
Construct a single-family home with attached garage, asphalt driveway  
19 Lawrence Avenue  
Block 707, Lot 11  
Fawzi Abdelgani

**FORMAL: Request for adjournment to May 18, 2021**

Review of "Bulk C" Variance  
Convert existing dwelling from a single family back to dual family use  
116 Lexington Avenue  
Block 10, Lot 26  
Ahmed Jaheen

**FORMAL: Review of "Bulk C" Variance – (Side Yard) Pre-existing Non-Conforming Conditions**

Construct a second-floor addition to the existing one and half (1.5) story dwelling  
260 Grant Avenue  
Block 612, Lot 4  
Mauricio Paredes and Tania Holguin

**FORMAL: Review of "Bulk C" Variance – (2) Pre-existing Non-Conforming Conditions**

Subdivide existing lot in order to construct a new 2 ½ story single family home  
175 Dumont Avenue  
Block 1306, Lot 4  
E.N.M. Builders LLC

**FORMAL: Review of "Bulk C" Variance – (9) Pre-existing Non-Conforming Conditions**

(Restaurant in the multi-family residential zone where a restaurant is not an allowed use)  
Construct 100 S.F. cooler and 60 S.F. freezer, ADA parking space and ramp  
366 Knickerbocker Road  
Block 325, Lot 4  
Tri-Valley Restaurant

**FORMAL: Request for Informal Hearing**

Concept Plan for a Proposed Development  
112 Washington Avenue  
Block, 1214, Lot 3  
Ramial Patel