



DUMONT JOINT LAND USE BOARD

May 18, 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, May 18, 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 April 20, 2021 Minutes

BUSINESS: **Review of Resolution**
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

- BUSINESS:** **Review of Resolution**
 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
- BUSINESS:** **Review of Resolution**
 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
- FORMAL:** **Change of Occupancy Approval Letter**
 Beauty Full Life Inc. (Yuji Quan – Leasee)
 Block 904 Lot 42
 105 West Shore Avenue
- FORMAL:** **Returning Application - Review of “Bulk C” Variance – REVISED PLANS**
 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**
 (3) New Variances and (7) Pre-existing Non-Conforming Conditions
 Construct an addition to the existing structure to provide two garage bays and
 one/two-bedroom apartments
 387 New Milford Avenue
 Block, 717, Lot 19
 PD387 LLC