



DUMONT JOINT LAND USE BOARD

FEBRUARY 15, 2022

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 650-479-3208 by using access code 1266155915.

Tuesday, February 15, 2022 - 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	
Ken Melamed	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	
vacant	Alt #4	
Others:		
Board Attorney, Doug Bern & Matt Root		
Board Engineer, Colliers		
Board Clerk, William Paige		

BUSINESS: Review and Approval of January 18, 2022 Minutes.

BUSINESS: Swearing in of newly appointed Joint Land Use Members:

Damon Englese	(Class I)	1/1/2022 to 12/31/2022
Nicola Attanasio	(Class II)	1/1/2022 to 12/31/2022
Carl Manna	(Alt #3)	1/1/2022 to 12/31/2023
Jimmy Chae	(Alt #4)	1/1/2022 to 12/31/2023

BUSINESS: Reorganization of the Joint Land Use Board. (UPDATE ROLL CALL)

Damon Englese	Class I	
Nicola Attanasio	Class II	
George Harvilla	Class III	
Kenneth Armellino	Class IV	
Graeme Dutkowsky	Class IV	
Ken Melamed	Class IV	
Alfred Moriarty	Class IV	
Andrew Warta	Class IV	
Gino Zilocchi	Class IV	
Jim Savage	Alt #1	
Kevin Grom	Alt #2	
Carl Manna	Alt #3	
Jimmy Chae	Alt #4	
Board Attorney,		
Board Engineer,		
Planning Consultant,		
Board Clerk, William Paige		

BUSINESS: Discussion/Approval of Board Professionals (RFQ Committee)

FORMAL: **Review of “Bulk C” Variance – Construction on a second driveway**

40 Rucereto Avenue
Block 601 Lot 12
Ibush Rama & Rosanna Bruno

FORMAL: **Review of Variance – (Subject involves two properties both zoned for Light Industrial)**

75 Second Street – Bulk C Variance
Block 1108 Lot 2
Mikab Properties LLC

21 Omaha Street - D (1) Use Variance along with a C(1) or C (2) parking related
Block 1109 Lot 48
Mikab Properties LLC