



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on WebEx.
Tuesday, May 26, 2020
@ 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, May 26, 2020. 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:

Rafael Riquelme	Class I	P
Nico Attanasio	Class II	P
Jimmy Chae	Class III	P
Barbara Chen	Class IV	P
Graeme Dutkowsky	Class IV	P
Kenneth Armellino	Class IV	P
Elmer Pacia	Class IV	P
Alfred Moriarty	Class IV	E
Gino Zilocchi	Class IV	P
Jennifer Winant	Alt #1	A
Thomas Kelly	Alt #2	P
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P
Others:		
Board Attorney, Douglas Bern		P
Board Engineer, Maser, Carl O'Brien		P
Board Clerk, William Paige		P
Construction Official, Paul Renaud		A

BUSINESS: Review and approval of February 25, 2020 minutes.

Chairman Dutkowsky calls for a motion to approve the minutes. Motion by Ken Armellino, 2nd by Jimmy Chae.
All in Favor.

BUSINESS: Review of Resolution – 33 Larch 33 Larch Avenue, Block 507, Lot 6
Nancy Alvarez

Chairman Dutkowsky calls for a motion to approve the resolution. Motion by Barbara Chen, 2nd by Ken Armellino.



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ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Gino Zilocchi	Class IV	Y

FORMAL: Review of Application - Bulk Variance - Pre-Existing Non-Conforming Condition

J. Susan Jakob and Richard Jakob
130 Magnolia Avenue

- Mr. Bern swears in Richard Jakob, 130 Magnolia Avenue. Mr. Jakob says he'll be representing himself. Mr. Jakob states that he has a glass solarium on the side of his house that is in disrepair that he wants to replace with a regular room.
- Mr. Bern asks Mr. Jakob to describe the plans.
- Mr. Bern asks Mr. Jakob if his neighbors have received notice of the proposed changes.
- Mr. Bern asks Mr. Jakob if he's received the report from Maser Engineering. He states that he has. Mr. O'Brien summarizes Maser's report.
- Mr. Bern advises the board that since Mr. Jakob's property is a smaller lot, there are some abnormalities with it.
- Ken Armellino asks Mr. Jakob asks if he's discussed the changes with the neighbors. He states that his neighbor on Depew Street is fine with the changes. Mr. Armellino asks Mr. O'Brien if he foresees any line of sight issues with the intersection if Mr. Jakob's changes happen. Mr. O'Brien says no.
- Chairman Dutkowsky asks about a window being covered and if a crawl space would be impacted. Mr. Jakob states that the window being covered by the changes is not the only window in the room and that the crawlspace won't be impacted.
- Chairman Dutkowsky calls for a motion to open to public. Motion by Nico Attanasio, 2nd by Barbara Chen. No public comments.
- Chairman Dutkowsky calls for a motion to close to public. Motion by Nico Attanasio, 2nd Graeme Dutkowsky. All in Favor.
- Chairman Dutkowsky asks Mr. Jakob is he has any further comments. Mr. Jakobs states that one picture that was sent by him was slightly distorted when it was sent.
- Chairman Dutkowsky asks for a motion to accept or deny the application. Ken Armellino makes a motion to accept the application. 2nd by Nico Attanasio.
- Chairman Dutkowsky asks Alternate Tom Kelly to vote in place of Al Moriarty.



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ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Gino Zilocchi	Class IV	Y
Thomas Kelly	Alt #2	Y

FORMAL: Review of Application - Minor Site Variance - Pre-Existing Non-Conforming Condition

Mary Markosian
20 Grant Avenue

- Matthew Capizzi, attorney for Ms. Markosian summarizes the plan. It is an existing one story retail building on the corner of Grant and Oxford. They're looking to upgrade the building to add a level and include 3 one-bedroom apartments on the 2nd level and another retail space on the 1st floor. Mr. Capizzi states that a parking variance would be needed as well.
- Mr. Capizzi calls Charles Koch to testify. Mr. Bern swears in Mr. Koch. Mr. Koch is a licensed architect. Mr. Koch says that the building is in need of an upgrade. He states that Ms. Markosian has owned the building since 1983 and has not done any upgrades. He goes over the proposed changes.
- Ken Armellino asks about square feet of the proposed changes.
- Jimmy Chae asks about fire escapes and systems as well as parking spaces. Mr. Koch says that will need a fire suppression system. Mr. Capizzi says the parking spaces will be for shared between retail and tenants. Mr. Capizzi says they will have 11 parking spaces. Mr. Capizzi suggests that 3 spots for tenant uses.
- Mr. Capizzi calls Michael Hubschman, Engineer to testify. Mr. Bern swears in Mr. Hubschman. Mr. Capizzi asks Mr. Hubschman if he designed the plans and Mr. Hubschman says that he did and gives more details about the plans.
- Various board members express their concerns about parking during business hours.
- Chairman Dutkowsky asks for a motion to open to the public for questions. Motion by Ken Armellino, 2nd by Graeme Dutkowsky. All in favor.
- Rosita Grijalva from 4 Lexington. She's on the corner of Lexington and Oxford. She states that there is already limited parking in that area. She also expresses her concerns about sewage issues during bad weather.
- Nicole Jodice, 3 Lexington. She states her property is on Lexington, Oxford, and Grant. She also expresses her concerns about parking. She also has concerns with a potential lack of privacy from the proposed two-story building.
- Andrew, also of 3 Lexington, also has worries about parking. He also mentions flooding during bad weather in that area.
- Mr. Capizzi says that the draining issue in the area is not related to the project.
- Heather Hayden, 11 Lexington Ave. She states that the proposed building would be an improvement, but the draining issue in the area would be a problem. She also states parking is an issue in that area due to the businesses on Grant, because of the school, and commuters. As a



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first responder, she feels that getting an ambulance or a fire truck around the corners there would not be easy with extra cars there due to the proposed apartments.

- Angela Velasquez, 2 Oxford. She also expresses concerns about parking.
- Mr. Capizzi says he's going to take the opportunity to evaluate the concerns expressed by the neighbors.
- Chairman Dutkowsky asks Mr. Capizzi if a traffic study was done. Mr. Capizzi says no.
- Tom Kelly asks Mr. Hubschman about drainage.
- Chairman Dutkowsky asks for a motion to carry this application to next month. Motion by Jimmy Chae, 2nd by Barbara Chen.

ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	A
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Gino Zilocchi	Class IV	Y
Thomas Kelly	Alt #2	Y

FORMAL: Review of Application - Minor Site Variance - Pre-Existing Non-Conforming Condition

Michael Hanna
92 Golf Drive

- Matthew Capizzi represents this application. He summarizes the plan, which is for the expansion of a deck.
- Mr. Capizzi calls Lloyd Stephenson, Jr, the architect for the project. Mr. Stephenson is sworn in by Mr. Bern. Mr. Stephenson's business is based out of 76 Maple St, Paterson, NJ. Mr. Stephenson summarizes details of the application and property.
- Chairman Dutkowsky asks for a motion to open to the public. Motion by Ken Armellino, 2nd by Nico Attanasio. All in favor. No public comments.
- Chairman Dutkowsky asks for a motion to close to public. Motion by Barbara Chen. 2nd by Gino Zilocchi. All in favor.
- Chairman Dutkowsky asks for motion to approve or deny the application. Motion by Ken Armellino, 2nd by Barbara Chen.

ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
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Thomas Kelly	Alt #2	Y



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- Motion passed.

- Chairman Dutkowsky asks for a motion to adjourn. Motion by Nico Attanasio, 2nd by Gino Zilocchi. All in Favor.

Meeting over at 9:46.