



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on WebEx.
Tuesday, April 20, 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 virtually on WebEx on Tuesday, April 20, 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	L
Rafael Riquelme	Class II	P
Jimmy Chae	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	P
Paola Carolina Fajardo	Class IV	E
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	A
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	E
Kevin Grom	Alt #2	A
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P
Others:		
Board Attorney, Matthew Root		P
Board Engineer, Maser, Carl O'Brien		P
Board Clerk, William Paige		P
Construction Official, Paul Renaud		A

BUSINESS: Review and Approval of April 20, 2021 Minutes.
Chairman Dutkowsky calls for a motion to approve the April 20, 2021 minutes. Motion by Al Moriarty, 2nd Ken Armellino.

ROLL CALL:

Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y



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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

- Chairman Dutkowsky says that this application has requested an adjournment until the May 18, 2021 meeting and that they do not need to re-notice.

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

- Matt Root swears in the applicants, Mauricio Paredes (260 Grant Ave, Dumont, NJ 07628) and the architect for the project, Jose Diaz-Gonzalez (39 Newby Ave, Woodland Park, NJ 07424).
- Mr. Diaz-Gonzalez summarizes the application.
- Ken Armellino says that application seems "very straight forward" and that the application is "in-line with other approvals in town."
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Ken Armellino, 2nd by Rafael Riquelme. All in favor. No questions.
- Chairman Dutkowsky calls for a motion to close to the public. Motion by Ken Armellino, 2nd by Al Moriarty. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Ken Armellino, 2nd by Rafael Riquelme.

ROLL CALL:

Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y



DUMONT JOINT LAND USE BOARD

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FORMAL:

Review of “Bulk D” 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

- Attorney Matthew Capizzi (on behalf of Mark Madaio) introduces the case and states that himself and Steven Lazarus will be testifying.
- Mr. Root swears in Mr. Lazarus (16 Highwood Ave, Englewood, NJ 07631).
- Mr. Capizzi summarizes the application. He said the restaurant will be renovated and modernized. Seating will not be modified, but handicap accessible bathrooms will be added, which will require some changes. Handicap accessible entrances will also be modified. Walk-in boxes will need to be installed.
- Mr. Lazarus describes the plans for the modifications. He states that they are “gutting the existing restaurant” and adding a handicap ramp, also a walk-in box and a freezer in the back. They will also re-do the kitchen and have a new front counter. The amount of parking spaces will remain the same, but may shift over.
- Gino Zilocchi asks for confirmation of the location for the handicap ramp. Mr. Lazarus states that it would be in the rear of the building.
- Chairman Dutkowsky asks for a motion to open to the public. Motion by Rafael Riquelme, 2nd by Ken Armellino. All in favor.
- John O'Donnell (227 Delong Ave, Dumont, NJ 07628). Mr. O'Donnell is sworn in by Mr. Root. Mr. O'Donnell is speaking on behalf of his mother-in-law (resident of 227 Delong). He expresses his concerns about noise of the refrigeration units. Mr. Capizzi says that the noise would fall within the parameters of the noise ordinances of the town. He also expresses his concerns about the number of cars in the parking lot. Mr. Lazarus states that the amount of parking spaces currently in the lot will be the same after the changes, except one spot will be a handicap parking spot.
- No further questions from public. Chairman Dutkowsky calls for a motion to close to the public. Motion by Al Moriarty, 2nd by Rafael Riquelme. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Ken Armellino, 2nd by Gino Zilocchi. (Councilman Chae is not eligible to vote on this application).

ROLL CALL:

Rafael Riquelme	Class II	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

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

- Attorney Matt Capizzi summarizes the application. He calls Michael Hubschman (263 South Washington Ave, Bergenfield, NJ 07621), professional engineer, to testify. Mr. Hubschman gives details of the application.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Ken Armellino, 2nd by Rafael Riquelme. All in favor.
- No questions from public. Chairman Dutkowsky calls for a motion to close. Motion by Ken Armellino, 2nd by Graeme Dutkowsky.
- Mr. Capizzi calls John Bryjak (135 Hiawatha Blvd, Oakland, NJ 07436). Mr. Bryjak is the architect for the project and he describes the plans.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Rafael Riquelme, 2nd by Ken Armellino. All in favor.
- No questions from public. Chairman Dutkowsky calls for a motion to close. Motion by Al Moriarty, 2nd by Graeme Dutkowsky. All in favor.
- Mr. Capizzi calls planner, David Spatz (60 Friend Terrace, Harrington Park, NJ 07640). Mr. Spatz is sworn in by Mr. Root. Mr. Spatz describes his role in the application and discusses some of the plans.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Ken Armellino. 2nd by Rafael Riquelme. All in favor.
- No questions from public. Chairman Dutkowsky calls for a motion to close to the public. Motion by Ken Armellino, 2nd by Graeme Dutkowsky. All in favor.
- Chairman Dutkowsky calls for a motion to approve or deny the application. Al Moriarty makes a motion to approve the application. 2nd by Ken Armellino.
- Nico Attanasio joined the meeting during the middle of this, but did not hear enough of the presentation to be able to vote.

ROLL CALL:

Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	N
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	N



DUMONT JOINT LAND USE BOARD

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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

- Doug Bern summarizes the resolution.
- Chairman Dutkowsky calls for a motion to approve the resolution. Motion by Ken Armellino, 2nd by Graeme Dutkowsky.

ROLL CALL:

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	A
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

FORMAL: Request for Informal Hearing

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

- Mr. Root reminds the board that is in an "informal hearing" and that the board can ask questions. Mr. Bern states that this is "non-binding."
- The Board listened to a brief presentation on a mixed-use proposal the Applicant is considering for the premises. The Board provided some limited comments to the Applicant and the Applicant indicated they would consider the comments in the event that they make a formal application to the Joint Land Use Board.
- Chairman Dutkowsky calls for a motion to adjourn. Motion by Ken Armellino, 2nd by Jimmy Chae. All in favor.
- Meeting over at 10:27pm.