



# 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, May 18, 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, May 18, 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	P
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	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	L
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P
<b>Others:</b>		
Board Attorney, Doug Bern & Matt Root		P
Board Engineer, Colliers, Carl O'Brien		P
Board Clerk, William Paige		P
Construction Official, Paul Renaud		A

### **FORMAL: Change of Occupancy Approval Letter**

Beauty Full Life Inc. (Yuji Quan – Lessee)  
Block 904 Lot 42  
105 West Shore Avenue

- Matt Root swears in Yuji Quan (3 Sunset St, Dumont, NJ 07628). Ms. Quan describes her business, a skin care business.
- Board members ask Ms. Quan questions about her business and the property. She states that it's a skin care business and that no improvements would be made to the property.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Ken Armellino, 2<sup>nd</sup> by Gino Zilocchi. All in favor. No questions from public.
- Chairman Dutkowsky calls for a motion to close to the public. Motion by Ken Armellino, 2<sup>nd</sup> by Rafael Riquelme. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Al Moriarty, 2<sup>nd</sup> by Nico Attanasio.



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### ROLL CALL:

Nico Attanasio	Class I	Y
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
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

### **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

- Alfred Acquaviva, attorney for the applicant, introduces himself and summarizes the application.
- Matt Root swears in architect, Joseph Javier (26 North Oak Ave, Iselin, NJ 08830). Mr. Javier summarizes what the property currently looks like and the proposed changes.
- Board members ask questions of Mr. Acquaviva.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Gino Zilocchi. All in favor. No questions.
- Chairman Dutkowsky calls for a motion to close to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Al Moriarty. All in favor.
- Mr. Acquaviva calls owner of the property, Ahmed Jaheen. Mr. Jaheen is sworn in by Mr. Root.
- Mr. Acquaviva asks Mr. Jaheen some questions related to board member questions from earlier. Mr. Jaheen says that he would comply with whatever the board asks and that the house currently has two separate utility bills.
- Mr. Root asks Mr. Jaheen to clarify if there were two gas/electric panels in the building when he moved in. Mr. Jaheen says yes.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Ken Armellino, 2<sup>nd</sup> by Nico Attanasio. All in favor. No questions.
- Chairman Dutkowsky calls for a motion to close to the public. Motion by Ken Armellino, 2<sup>nd</sup> by Nico Attanasio. All in favor.
- Mr. Acquaviva summarizes the application once again.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Al Moriarty, 2<sup>nd</sup> by Ken Armellino. Mr. Root states that this is a D3 variance and that Class I (Nico Attanasio) and Class III (Jimmy Chae) are not eligible to vote.

### ROLL CALL:

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



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### **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

- Matthew Capizzi, attorney for the applicant, introduces Perry Frenzel (30 Madison Ave, Paramus, NJ 07652), Engineer for the applicant. Mr. Frenzel is sworn in by Mr. Root. Mr. Capizzi summarizes the project.
- Mr. Frenzel discusses the layout of the property and some of the proposed changes.
- Members of the board ask Mr. Frenzel questions about setbacks.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Gino. All in favor.
- Patricia Lada Mikulski (386 New Milford Ave, Dumont, NJ 07628) asks why this particular design is being proposed for the property. Mr. Capizzi says that they felt it was the best use of the property, but the planner will speak more about it later. Mr. Root swears in Ms. Mikulski. Ms. Mikulski expresses her concerns about the size of the project.
- Karen Valido (24 Overlook Drive, Dumont, NJ 07628). Ms. Valido expresses her concerns about the possible zoning changes and environmental impact. Mr. O'Brien says that all of the reports about the tank removal will be submitted and everything will be up to standards.
- No more questions from the public. Chairman Dutkowsky asks for a motion to close to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino. All in favor.
- Mr. Capizzi calls Kevin Spink (80 East Ridgewood Ave, Paramus, NJ 07652), architect for the project. Mr. Spink is sworn in by Mr. Root. Mr. Spink describes details of the apartments and the garage space. He also discusses the proposed changes to the siding of the building.
- Ken Armellino asks about the use of the garages. Mr. Spink says they would be storing snow plows and vehicles in there. Mr. Spink says one hour fire proofing would be installed.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Ken Armellino, 2<sup>nd</sup> by Nico Attanasio. All in favor.
- Patricia Lada Mikulski (386 New Milford Ave, Dumont, NJ 07628) asks a question about the apartments. Mr. Capizzi says that the planner (next witness) can answer that.
- No more questions from public. Chairman Dutkowsky calls for a motion to close to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino. 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 summarizes the existing conditions of the project. He also discusses the variances that are proposed.
- Nico Attanasio asks what could prevent someone from making this location as a gas station again. Mr. Spatz says the changes would eliminate that option.
- Gino Zilocchi asks if Mr. Spatz has seen any other locations in town where a garage would be used like this under apartments. Mr. Spatz says he has not doing a study of it.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico. 2<sup>nd</sup> by Ken Armellino. All in favor.
- Karen Valido (24 Overlook Drive, Dumont, NJ 07628) asks if neighbors were notified of this proposal. Mr. Capizzi says yes. Ms. Valido asks who is the owner of the property. Mr. Capizzi states that his client owns the property. He also states that no vehicles would stored on site, only tools. Ms. Valido also asks if any units would be considered affordable housing. Mr. Capizzi says no, they would only be market rate.
- No more questions. Chairman Dutkowsky calls for a motion to close to public. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino.



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- Chairman Dutkowsky calls for a motion to open to public for general comment about the project. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino.
- Patti Mikulski (386 New Milford Ave, Dumont, NJ 07628) expresses her concern about the three family apartment use.
- Karen Valido (24 Overlook Drive, Dumont, NJ 07628) is sworn in by Mr. Root. Ms. Valido urges the Board to carefully consider this application, as she feels it may be a bad precedent.
- No more comments. Chairman Dutkowsky calls for a motion to close to public. Motion by Al Moriarty, 2<sup>nd</sup> by Nico Attanasio. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino.
- Mr. Root reminds the Board that Class I and Class III are not eligible to vote.

### ROLL CALL:

Rafael Riquelme	Class II	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	N
Gino Zilocchi	Class IV	N
Jim Savage	Alt #1	Y

- BUSINESS:** Review and Approval of April 20, 2021 Minutes.
- Chairman Dutkowsky calls for a motion to approve the April 20, 2021 minutes. Motion by Ken Armellino, 2<sup>nd</sup> by Graeme Dutkowsky.

### ROLL CALL:

Nico Attanasio	Class I	Y
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
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y



# DUMONT JOINT LAND USE BOARD

## MEETING 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

- Mr. Root summarizes the Resolution.
- Chairman Dutkowsky calls for a motion to approve the Resolution. Motion by Al Moriarty, 2<sup>nd</sup> by Ken Armellino.

### **ROLL CALL:**

Nico Attanasio	Class I	Y
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

### **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

- Mr. Root summarizes the Resolution.
- Chairman Dutkowsky calls for a motion to approve the Resolution. Motion by Ken Armellino, 2<sup>nd</sup> by Al Moriarty.

### **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

## MEETING MINUTES

### **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

- Mr. Root summarizes the Resolution.
- Chairman Dutkowsky calls for a motion to approve the Resolution. Motion by Al Moriarty, 2<sup>nd</sup> by 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

- Chairman Dutkowsky calls for a motion to adjourn. Motion by Nico Attanasio, 2<sup>nd</sup> by Jimmy Chae. All in favor.
- Meeting over at 10:05pm.