



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held at Borough Hall at 50 Washington Ave.

Tuesday, November 15, 2022 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 in the Council Chambers located on the 3rd Floor, 50 Washington Avenue. 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:

Damon Englese	Class I	A
Nico Attanasio	Class II	P
George Harvilla	Class III	P
Kenneth Armellino	Class IV	E
Graeme Dutkowsky	Class IV	P
Vacant	Class IV	
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	E
Gino Zilocchi	Class IV	E
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	P
Carl Manna	Alt #3	P
Jimmy Chae	Alt #4	E
Others:		
Board Attorney, Gloria Oh		P
Board Engineer, Colliers		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of October 26, 2022 Special Meeting Minutes.

- Chairman Dutkowsky calls for a motion to approve. Motion by Nico Attanasio 2nd by George Harvilla.

ROLL CALL VOTE:

Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y
Carl Manna	Alt #3	A
Jimmy Chae	Alt #4	E



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MEETING MINUTES

FORMAL: Review of Bulk C Variance (Renovation/Expansion single-family dwelling) 96 Knickerbocker Road
(Block 1012, Lot 8)
Lianna Keri

- This application was withdrawn without prejudice.

FORMAL: Change of Tenancy – Kona Ice
20 Oxford Place (Block 507, Lot 14)
Erick Barinas

- Mr. Barinas (29 Sherwood Road, Dumont, NJ 07628 is sworn in by Ms. Oh.
- Mr. Barinas summarizes the business venture.
- Nico Attanasio asks if any deliveries will be made to the location. Mr. Barinas states that he is only looking to use the location for business reasons. There will not be deliveries, other than small items and they would only be during the day.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Nico Attanasio, 2nd by Al Moriarty.

ROLL CALL VOTE:

Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y
Carl Manna	Alt #3	Y

FORMAL: Change of Tenancy -
Conrad's Concessions 38 West Madison Ave (Block 904, Lot 30)
Adam Agderian

- Mr. Agderian (5 Armour Place, Bergenfield, NJ 07621) is sworn in by Ms. Oh.
- Mr. Agderian summarizes the nature of his business. He is looking to only use it for an office.
- Nico Attanasio asks about deliveries and times of deliveries. Mr. Agderian says there would be no deliveries.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by George Harvilla, 2nd by Nico Attanasio.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

ROLL CALL VOTE:

Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y
Carl Manna	Alt #3	Y

FORMAL: Supermarket Area Redevelopment Plan – review and recommendation to Municipal Council Block 1215, Lots 2, 14, 15 and 17

- Ms. Oh swears in Kristen Russell (Collier's).
- Ms. Russell discusses the details of the Redevelopment Plan, what it includes, how it falls into the Master Plans for Dumont, Bergenfield, and Bergen County.
- Chairman Dutkowsky asks about the density requirement. Ms. Russell states that there was someone interested in developing the area behind Stop & Shop, but it may not be possible due to the odd shape of that lot.
- George Harvilla asks if a redevelopment plan would require county approval since Washington Ave is a county road. Ms. Russell says that construction would. Mr. Harvilla asks about the green roofing/lot coverage requirements. Mr. Harvilla expresses his concern about meeting Dumont's Affordable Housing requirements.
- Chairman Dutkowsky asks Ms. Russell to explain what the steps are in this process. She states that if the JLUB approves, it will go to the Mayor & Council for approval. The Borough would then establish a "redevelopment entity."
- Carl Manna asks about infrastructure concerns if there were more apartments and businesses on the lot. Ms. Russell says it would be up to the developer. Mr. Manna also expresses concerns about fair share housing.
- Board members discuss parking spaces required for the property and the number of housing units allowed in potential redevelopment.
- Chairman Dutkowsky asks for a motion to open to the public. Motion by Nico Attanasio, 2nd by George Harvilla. All in favor.
- Tom Kelly (70 Beacon Street, Dumont, NJ 07628). Mr. Kelly expresses his concerns about lot sizes in the overlay zone. He also expresses his concerns about the overall process.
- Timothy Hickey (165 Randolph Ave, Dumont, NJ 07628). Mr. Hickey expresses his concerns about the public Q&A session.
- John Sansone (119 Beacon Street, Dumont, NJ 07628) expresses his concern about parking if there's 90 housing units. He also expresses his concern about green space.
- Karen Valido (24 Overlook Drive, Dumont, NJ 07628) also expresses her concern about parking and the number of units allowed on the property. She also talks about the potential cost of housing units.
- David Lee (1 Tobin Court, Dumont, NJ 07628) asks about why the Borough would be part of a contract with a developer.
- Lynn Vietri (41 Wilkens Drive, Dumont, NJ 07628) asks how the acreage of the redevelopment and if the developer is concerned about more than one acre. She also states her concerns about over-population.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- Maryann Russini (141 Roosevelt Drive, Dumont, NJ 07628) expresses concerns about water under the property's potential parking area, traffic problems, and affordable housing requirements, and over population in the schools.
- Linda Lee (1 Tobin Court, Dumont, NJ 07628) asks about the ability of a hook and ladder fire truck to service a 4 story building. She also expresses her concerns about parking spaces at Stop & Shop.
- Raymond Meagher (42 McKinley Ave, Dumont, NJ 07628) states that this redevelopment plan could make Dumont overcrowded.
- Bill Bochicchio (94 Hillcrest Drive, Dumont, NJ 07628) states that as a tax payer he has the right to review all of the plans and cross examine the planner.
- Mary Normoyle (106 Randolph Ave, Dumont, NJ 07628) asks if there were any economic studies done for the redevelopment. Board members state that isn't normal to do such a thing before a plan is actually formed.
- Maryann Russini asks who would be responsible for garbage pickup.
- Karen Valido asks if a study was done on the abundance of trains going through Dumont and the traffic impact of that.
- Tom Kelly asks if the entire parcel could be developed.
- Mike Vietri (41 Wilkens Drive, Dumont, NJ 07628) states his dissatisfaction with the plan and that he would not vote "yes" for it.
- Michael Sullivan (125 Andover Ave, Dumont, NJ 07628) says that he's concerned about the impact on schools, fire department, and police department.
- Mike DeVito (35 Oneida Ave, Dumont, NJ 07628) states his concerns about multi-family units and affordable housing.
- Don Morrell (63 Depew Street, Dumont, NJ 07628) says that he doesn't think this doesn't need to get passes tonight and that the newly elected council should have a say.
- Lynn Vietri expresses her concerns about the overlay zone and a builder's remedy lawsuit.
- Chairman Dutkowsky asks for a motion to close to public. Motion by Nico Attanasio, 2nd by Carl Manna. All in favor.
- Ms. Russell summarizes the presentation.
- Chairman Dutkowsky calls for a motion to open to the public for general questions. Motion by George Harvilla, 2nd by Carl Manna. All in favor.
- Tom Kelly expresses concerns about the overlay zone and possible issues with affordable housing requirements.
- Maryann Russini says the board should table this discussion or vote no.
- John Sansone states this this plan is just to get tax revenue.
- Karen Valido says she's worried about infrastructure and how this plan is of "no benefit to the town."
- Timothy Hickey asks the Board members how long each member has lived in Dumont and how long they've been on the Board.
- Chairman Dutkowsky calls for a motion to close to the public. Motion by Carl Manna, 2nd by Nico Attanasio. All in favor.
- George Harvilla says that he has "serious reservations" about voting yes and suggests changes to language in the plans.
- Jim Savage expresses his concerns about the current plan.
- George Harvilla says that he would like defer the vote.



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MEETING MINUTES

- Chairman Dutkowsky says that he would like to table this until the next meeting, as well as the next application. He says that he would like the bulk table re-examined and a legal interpretation of how this plan could impact the town's affordable housing obligations.
- Chairman Dutkowsky calls for a motion to table the discussion. Motion by Carl Manna, 2nd by George Harvilla.

- **ROLL CALL VOTE:**

Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y
Carl Manna	Alt #3	Y

- Chairman Dutkowsky calls for a motion to adjourn the presentation of the Downtown Dumont Redevelopment Plan until the next meeting. Motion by Carl Manna, 2nd by George Harvilla. All in favor.
- Chairman Dutkowsky calls for a motion to adjourn the meeting. Motion by Nico Attanasio, 2nd by Carl Manna. All in favor.