



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 28, 2023 at 7:30 PM

SUNSHINE LAW: This meeting is a regularly 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
David Gluckman	Class II	P
John W. Russell III	Class III	P
Nico Attanasio	Class IV	P
Michael Francavilla	Class IV	P
Carl Manna	Class IV	P
Lisa Rossillo	Class IV	A
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	E
Kevin Grom	Alt #2	A
Kenneth Armellino	Alt #3	P
Jimmy Chae	Alt #4	A
Others:		
Board Attorney – Marc Leibman		P
Board Engineer - Neglia		E
Board Secretary - William Paige		P

BUSINESS: Review and approval of October 24, 2023 Minutes.

- Chairman Attanasio calls for a motion to approve the October 24, 2023 minutes.
- Motion by Andrew Warta, 2nd by John Russell.

ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Kenneth Armellino	Alt #3	A



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

BUSINESS: Review and approval of October 24, 2023 Closed Session Minutes.

- Chairman Attanasio calls for a motion to approve the October 24, 2023 Closed Session minutes.
- Motion by Andrew Warta, 2nd by Carl Manna.

ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Kenneth Armellino	Alt #3	A

BUSINESS: Authorization of Defense – Resolution (revised)

- Chairman Attanasio calls for a motion to approve the revised resolution.
- Motion by Andrew Warta, 2nd by John Russell.

ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Kenneth Armellino	Alt #3	A

FORMAL: Resolution - D6 Variance: 244 New Milford Ave
Block 721, Lot 10
Victor Kornberg

- Chairman Attanasio calls for a motion to approve the resolution.
- Motion by Andrew Warta, 2nd by John Russell.

ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Kenneth Armellino	Alt #3	A



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

BUSINESS: Review and Consideration of Settlement:
Preliminary and Final Major Site Plan Application with Variances 112 Washington Avenue
Block, 1214, Lots 3 and 4
MPMR, LLC

- Marc Leibman discusses the settlement agreement.
- Chairman Attanasio calls for a motion to execute the settlement agreement.
- Motion by Michael Francavilla, 2nd by Carl Manna.

ROLL CALL VOTE:

David Gluckman	Class II	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	N
Kenneth Armellino	Alt #3	A

BUSINESS: Authorization to advertise for RFQs – 2024 Professionals
- Chairman Attanasio calls for a motion to authorize the advertising for RFQs.
- Motion by Carl Manna, 2nd by Andrew Warta.

ROLL CALL VOTE:

David Gluckman	Class II	Y
John Russell	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Kenneth Armellino	Alt #3	Y

BUSINESS: Formation of RFQ Committee.
- Chairman Attanasio asks Carl Manna and Michael Francavilla to be on the RFQ Committee. Mayor Elect Russell adds Ken Armellino to the Committee.

BUSINESS:

- Chairman Attanasio talks about potential streaming of meetings.
- Carl Manna discusses the need to re-evaluate the JLUB fees.
- Chairman Attanasio calls for a motion to open to the public.
- Motion by Andrew Warta, 2nd by Carl Manna. All in favor.
- No public comments. Chairman Attanasio calls for a motion to close the public.
- Motion by Andrew Warta, 2nd by David Gluckman. All in favor.
- Chairman Attanasio calls for a motion to adjourn.
- Motion by Ken Armellino, 2nd by David Gluckman. All in favor.