



DUMONT JOINT LAND USE BOARD

April 20, 2021

AGENDA

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on WebEx at <https://dumontjointlanduseboard.my.webex.com/meet/dumontjlub>. Join by phone 415-655-0001 by using access code: 126 615 5915.

Tuesday, April 20, 2021 - 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. 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:

Nico Attanasio	Class I	
Rafael Riquelme	Class II	
Jimmy Chae	Class III	
Kenneth Armellino	Class IV	
Graeme Dutkowsky	Class IV	
Paola Carolina Fajardo	Class IV	
Alfred Moriarty	Class IV	
Andrew Warta	Class IV	
Gino Zilocchi	Class IV	
Jim Savage	Alt #1	
Kevin Grom	Alt #2	
Jeff Keenan	Alt #3	
Ken Melamed	Alt #4	
Board Attorney,		
Board Engineer,		
Planning Consultant,		
Board Clerk, William Paige		

BUSINESS: Review and Approval of March 16, 2021 Minutes

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

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

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

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

FORMAL: 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

Tri-Valley Restaurant

FORMAL: Request for Informal Hearing

Concept Plan for a Proposed Development

112 Washington Avenue

Block, 1214, Lot 3

Ramial Patel