



# DUMONT JOINT LAND USE BOARD

## June 15, 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, June 15, 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 May 18, 2021 Minutes

**BUSINESS:** Swearing in of Re-Appointed Joint Land Use Member:

Kenneth Melamed (Class IV) 1/1/2021 to 12/31/2024

**BUSINESS:** Reorganization of the Joint Land Use Board. (UPDATE ROLL CALL)

Nico Attanasio	Class I	
Rafael Riquelme	Class II	
Jimmy Chae	Class III	
Kenneth Armellino	Class IV	
Graeme Dutkowsky	Class IV	
Ken Melamed	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	
	Alt #4	
Board Attorney,		
Board Engineer,		
Planning Consultant,		
Board Clerk, William Paige		

**BUSINESS:** **Change of Occupancy Approval Letter**

BM Exotic Pets (Eitan Magid Leasee)  
Block 909, Lot 14  
2 E. Madison Avenue

**BUSINESS:** **Review of Resolution - 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

**BUSINESS:** **Review of Resolution - Review of "Bulk C" Variance**

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

**BUSINESS:** **32 Ole LLC - Presentation - Edward T. Rogan, Esq. of Edward Rogan & Associates, LLC**

32 W. Madison Avenue  
Block 904, Lot 29  
Lazaro Negrin

**BUSINESS:** **Review of Ordinance – Banning Sales of Recreational Marijuana with Penalties**