Flag Salute

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

Tuesday, August 23, 2022 - 7:30 PM

SUNSHINE 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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Class</th>
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<tbody>
<tr>
<td>Damon Englese</td>
<td>Class I</td>
</tr>
<tr>
<td>Nicola Attanasio</td>
<td>Class II</td>
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<tr>
<td>George Harvilla</td>
<td>Class III</td>
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<tr>
<td>Kenneth Armellino</td>
<td>Class IV</td>
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<tr>
<td>Graeme Dutkowsky</td>
<td>Class IV</td>
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<tr>
<td>Ken Melamed</td>
<td>Class IV</td>
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<tr>
<td>Alfred Moriarty</td>
<td>Class IV</td>
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<tr>
<td>Andrew Warta</td>
<td>Class IV</td>
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<tr>
<td>Gino Zilocchi</td>
<td>Class IV</td>
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<tr>
<td>Jim Savage</td>
<td>Alt #1</td>
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<tr>
<td>Kevin Grom</td>
<td>Alt #2</td>
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<tr>
<td>Carl Manna</td>
<td>Alt #3</td>
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<td>Jimmy Chae</td>
<td>Alt #4</td>
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<td>Others:</td>
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<td>Board Attorney, Doug Bern &amp; Matt Root</td>
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<td>Board Engineer, Colliers</td>
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<td>Board Clerk, William Paige</td>
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BUSINESS: Review and Approval of June 21st and July 19th 2022 Minutes.

BUSINESS: Resolution – Mikab Properties

Bulk C Variance (Subject involves two properties both zoned for Light Industrial)
75 Second Street
Block 1108, Lot 2

21 Omaha Street - D (1) Use Variance along with a C(1) or C (2) parking related
Block 1109, Lot 48
Mikab Properties LLC

FORMAL: Master Plan Re-Examination Hearing Report

Block 905, Lots 10, 11, 12, 13, 14
Block 1216, Lots 1, 7
Block 909, Lots 9, 10, 12, 13, 14, 15, 16
Block 1215, Lots 2, 14, 15 and 17
FORMAL: Preliminary Investigation Non-Condemnation Redevelopment Area for Supermarket Properties
Block 1215, Lots 2, 14, 15 and 17

FORMAL: Preliminary Investigation Non-Condemnation Redevelopment Area
Block 905, Lots 10, 11, 12, 13, 14
Block 1216, Lots 1, 7
Block 909, Lots 9, 10, 12, 13, 14, 15, 16