



# DUMONT JOINT LAND USE BOARD

## JANUARY 25, 2020 - MINUTES

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Boro Hall. Tuesday, January 28, 2020

@ 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 Dumont Senior Center on March 26, 2019. This date, time and location was 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.

**BUSINESS:** Board Attorney, Mark Madaio swears in the new and re-appointed members.

Rafael Riquelme (Class I, 1/1/2020 – 12/31/2020)  
Nico Attanasio (Class II, 1/1/2020 – 12/31/2020)  
Jimmy Chae (Class III, 1/1/2020 – 12/31/2020)  
Graeme Dutkowsky (Class IV, 1/1/2020 – 12/31-2023)  
Gino Zilocchi (Class IV, 1/1/2020 – 12/31/2023)  
Jeff Keenan (Alt #3, 1/1/2020 – 12/31/2021)  
Ken Melamed (Alt #4, 1/1/2020 – 12/31/2021)

**ROLL CALL:**

Rafael Riquelme	Class I	P
Nico Attanasio	Class II	P
Jimmy Chae	Class III	P
Barbara Chen	Class IV	P
Graeme Dutkowsky	Class IV	P
Kenneth Armellino	Class IV	P
Elmer Pacia	Class IV	P
Alfred Moriarty	Class IV	P
Gino Zilocchi	Class IV	P
Jennifer Winant	Alt #1	A
Thomas Kelly	Alt #2	P
Jeff Keenan	Alt #3	P
Ken Melamed	Alt #4	P
Others:		
Board Attorney, Mark Madaio		P
Board Engineer, Boswell, Elliot Sachs		P
Board Clerk, William Paige		P
Construction Official, Paul Renaud		P



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**BUSINESS:** Board Attorney Mark Madaio states that he created a report on the D Variances granted during 2019 meetings and asks for a motion to submit the report to the Mayor.  
Motion by Ken Armellino, 2<sup>nd</sup> by Barbara Chen.

**ROLL CALL:**

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

**BUSINESS:** Nomination and appointing of Board Chairman.  
Graeme Dutkowsky is nominated by Rafael Riquelme.  
Barbara Chen is nominated by Tom Kelly.  
Graeme Dutkowsky's nomination is seconded by Nico Attanasio.  
Barbara Chen's nomination is seconded by Al Moriarty.

**ROLL CALL:** Vote on nomination of Graeme Dutkowsky.

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	N
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	N
Elmer Pacia	Class IV	N
Alfred Moriarty	Class IV	N
Gino Zilocchi	Class IV	Y

**ROLL CALL:** Vote on nomination of Barbara Chen.

Rafael Riquelme	Class I	N
Nico Attanasio	Class II	N
Jimmy Chae	Class III	N
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	N
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	N



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**BUSINESS:** Nomination of Vice Chairman.  
Chairman Dutkowsky calls for a nomination of Vice Chairman.  
Gino Zilocchi is nominated by Nico Attanasio.  
Ken Armellino is nominated by Barbara Chen.  
Gino Zilocchi's nomination is seconded by Rafael Riquelme.  
Ken Armellino's nomination is seconded by Elmer Pacia.

**ROLL CALL:** Vote on nomination of Gino Zilocchi.

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	N
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	N
Elmer Pacia	Class IV	N
Alfred Moriarty	Class IV	N
Gino Zilocchi	Class IV	Y

**BUSINESS:** Nomination of Secretary to the Board.  
Chairman Dutkowsky calls for a nomination.  
Barbara Chen is nominated by Ken Armellino, 2<sup>nd</sup> by Nico Attanasio.

**ROLL CALL:** Nomination of Barbara Chen as Secretary to the Board.

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

**BUSINESS:** 2020 Meeting Dates.  
Chairman Dutkowsky calls for a motion to approve the 2020 Joint Land Use Board Meeting Dates.  
Motion by Ken Armellino, 2<sup>nd</sup> by Barbara Chen.



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### ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

### BUSINESS:

Nomination of members of RFQ Committee.

Chairman Dutkowsky nominates himself, Nico Attanasio, and Gino Zilocchi for the Committee.  
Motion to approve by Ken Armellino, 2<sup>nd</sup> by Barbara Chen.

### ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

### BUSINESS:

Vote to table RFQs until next meeting.

Motion by Barbara Chen, 2<sup>nd</sup> by Ken Armellino.

### ROLL CALL:

Rafael Riquelme	Class I	Y
Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

### BUSINESS:

Approval of 12/30/2019 Minutes

Chairman Dutkowsky calls for a motion to approve 12/30/2019 minutes.  
Motion by Ken Armellino, 2<sup>nd</sup> by Barbara Chen.



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Barbara Chen	Class IV	Y
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Thomas Kelly	Alt #2	Y

**FORMAL: Returning Application Review of Application for Variance – Change of Use – B2 Zoning (Conversion of an existing single-family residence to a two-family residence)**

28 Park Avenue  
Block 1212, Lot 5  
Bostwick Avenue Realty, LLC

- Mr. Madaio and Matthew Capizzi (attorney for 28 Park Ave) remind the board that this application was previously heard on 9/24/2019 and 10/29/2019.
- Mr. Madaio states that this application is for a D variance, and therefore the Mayor's Representative (Rafael Riquelme) and the Council Representative (Jimmy Chae) are not eligible to vote and must recuse themselves. He also states that D variances require 5 "yes" votes.
- Mr. Madaio states that this property is in a residential zone. Mr. Capizzi states that the property allows for residential use as long as the first floor is commercial. They are seeking the variance to allow for residential on the first floor.
- Mr. Capizzi summarizes the application.
- Mr. Capizzi calls Richard Bennett, owner of 28 Park Ave. Mr. Bennett discusses the plans for the property.
- Nico Attanasio asks about size or rooms.
- Barbara Chen asks about square feet of units.
- Mr. Bennett continues discussing the plans, including the zero-carbon footprint for the property.
- Chairman Dutkowsky asks about the condition of the driveway.
- Nico Attanasio asks about the water heater/boiler.
- Elmer Pacia asks about windows on the property.
- Gino Zilocchi asks about parking. Mr. Madaio states that the property is required to have 3 parking spaces, and it has 3 spaces.
- Chairman Dutkowsky asks for a motion to open to the public. Motion by Barbara Chen, 2<sup>nd</sup> by Elmer Pacia. All in favor.
- Phil Neville, 38 Park Ave. Mr. Neville is sworn in by Mr. Madaio. Mr. Neville states his concerns about this property being a 2-family house due to a lack of parking in the area.
- Cathy Wills, 35 Park Ave. Ms. Wills is sworn in by Mr. Madaio. Ms. Wills also states a concern about parking.
- No more public comments. Chairman Dutkowsky calls for a motion to close to public. Motion by Ken Armellino, 2<sup>nd</sup> by Barbara Chen.
- Mr. Capizzi summarizes the application.
- Chairman Dutkowsky asks for a motion to accept or deny the application.
- Motion to approve by Ken Armellino, 2<sup>nd</sup> by Nico Attanasio.



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### ROLL CALL:

Nico Attanasio	Class II	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Kenneth Armellino	Class IV	Y
Elmer Pacia	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

- Application granted.
- Motion to adjourn. Motion by Nico Attanasio, 2<sup>nd</sup> by Gino Zilocchi. All in Favor.
- Meeting over at 8:38PM.