



# DUMONT JOINT LAND USE BOARD

## MEETING MINUTES

**SESSION:** This is a meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on WebEx.  
Tuesday, July 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 virtually on WebEx on Tuesday, May 26, 2020. 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.

### ROLL CALL:

Rafael Riquelme	Class I	E
Nico Attanasio	Class II	P
Jimmy Chae	Class III	P
Kenneth Armellino	Class IV	E
Barbara Chen	Class IV	P
Graeme Dutkowsky	Class IV	P
Alfred Moriarty	Class IV	P
Elmer Pacia	Class IV	A
Gino Zilocchi	Class IV	P
Jennifer Winant	Alt #1	A
Thomas Kelly	Alt #2	A
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	E
<b>Others:</b>		
Board Attorney, Douglas Bern		P
Board Engineer, Maser, Carl O'Brien		A
Board Clerk, William Paige		P
Construction Official, Paul Renaud		A

**BUSINESS:** Review and approval of June 30, 2020 minutes.

Chairman Dutkowsky calls for a motion to approve the minutes. Motion by Al Moriarty, 2<sup>nd</sup> by Gino Zilocchi.

### ROLL CALL:

Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

**BUSINESS:** Review of Minor Site Plan Approval  
Bubbakoo's Burritos



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Block 1221, Lot 1, 2 &3  
5 N. Washington Avenue, Dumont, NJ

- Alyson Kasetta from the firm from Prime and Tuvel, representing Bubbakoo's Burritos summarizes the plan. It was a Subway and will be a Bubbakoo's Burritos. She does not believe that there any variances needed.

- Ms. Kasetta calls her witness, Mr. Gregory Ralph, architect. Mr. Bern swears in Mr. Ralph. Mr. Ralph works out of 1924 Rt. 22 E, Bound Brook, NJ 08805. Mr. Ralph goes over some details of the change of use. Mr. Ralph states that the existing kitchen will continue to be used. He states that his office has represented Bubbakoo's over one dozen times in situations like that. He states that they plan on using the existing the doorway to enter/exit the restaurant. Mr. Ralph also says that they expect 12 seats and only one bathroom.

- Mr. Bern asks if Ms. Kasetta submitted any of the prior approvals from the previous occupant. Ms. Kasetta says no, but they would continue to comply with any approvals. Mr. Bern says that the Zoning Officer did not raise any issues with the zoning.

- Mr. Ralph says that the restaurant will be in a B2 zone and is allowed and that the only reason this application is being heard is the change of ownership.

- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Barbara Chen. All in favor.

- No questions. Chairman Dutkowsky calls for a motion to close to the public. Motion by Barbara Chen, 2<sup>nd</sup> by Nico Attanasio.

- Mr. Bern asks about trash pickup and deliveries to the restaurant. Mr. Ralph says that they 2 to 3 deliveries per week for supplies and food. They expect no differences in the way trash is picked up from the way it was done with Subway.

- Chairman Dutkowsky ask for a motion to approve the application. Motion by Al Moriarty, 2<sup>nd</sup> by Barbara Chen.

### **ROLL CALL:**

Nico Attanasio	Class II	Y
Jimmy Chae	Class III	Y
Barbara Chen	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

### **BUSINESS: Review of Draft Sign Ordinance – Chapter 350 “Signs”**

Supplemented and Amended Article 12, Zoning, Amend Section 12-23.15, Signage

- Chairman Dutkowsky asks if anyone has any questions or comments about the amended ordinance.

- Mr. Bern states that the Joint Land Use Board will make suggestions, then the Council will have a first reading, and the Joint Land Use Board can review before the Council does a second reading and a vote.



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- Chairman Dutkowsky asks about the difference between painted signs and artwork.
- Barbara Chen asks about sandwich board signs being limited to 60 days.
- Councilman Chae says that the idea of amending the ordinance isn't to prohibit business, but to encourage it.
- Nico asks about realty signs placed on properties being limited to only 90 days and being placed 15 feet from property lines.
- Chairman Dutkowsky asks if grandfathered signs are still covered if a change of ownership of a business. Mr. Bern says any changes to signs by new businesses would need to comply with the revised ordinance or go to the JLUB.
- Councilman Chae states that the Economic Development Committee will also be discussing the ordinance and asks for emails from the board members about the ordinance.
  
- Chairman Dutkowsky opens for a motion to adjourn the meeting. Motion by Barbara Chen, 2<sup>nd</sup> by Nico Attanasio. All in favor.