



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, January 19, 2021 at 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, January 19, 2021. 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	P
Nico Attanasio	Class II	P
Jimmy Chae	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	P
Alfred Moriarty	Class IV	P
Gino Zilocchi	Class IV	P
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P
Others:		
Board Attorney, Douglas Bern		P
Board Engineer, Maser, Carl O'Brien		P
Board Clerk, William Paige		P
Construction Official, Paul Renaud		A

BUSINESS: Review and approval of December 29, 2020 minutes.

Chairman Dutkowsky calls for a motion to approve the minutes. Motion by Nico Attanasio, 2nd by Al Moriarty.

ROLL CALL:

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



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BUSINESS: Doug Bern swears in the new and reappointed members.

Nico Attanasio	(Class I)	1/1/2021 to 12/31/2021
Rafael Riquelme	(Class II)	1/1/2021 to 12/31/2021
Jimmy Chae	(Class III)	1/1/2021 to 12/31/2021
Andrew Warta	(Class IV)	1/1/2021 to 12/31/2024
Paola Carolina Fajardo	(Class IV)	1/1/2021 to 12/31/2024
Jim Savage	(Alt #1)	1/1/2021 to 12/31/2022
Kevin Grom	(Alt #2)	1/1/2020 to 12/31/2022

BUSINESS: Selection of Chair.

Chairman Dutkowsky calls for a nomination for a Chair. Al Moriarty nominates Graeme Dutkowsky, 2nd by Jimmy Chae. No further nominations.

Jimmy Chae makes a motion to close nominations, 2nd by Rafael Riquelme. All in favor.

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

BUSINESS: Selection of Vice Chair.

Chairman Dutkowsky calls for nomination for Vice Chair. Nico Attanasio nominates Gino Zilocchi, 2nd by Jimmy Chae. No further nominations.

Rafael calls for a motion to close nominations, 2nd by Jimmy Chae. All in favor.

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y



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

Nico Attanasio	Class I	P
Rafael Riquelme	Class II	P
Jimmy Chae	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	P
Paola Carolina Fajardo	Class IV	E
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	P
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P

BUSINESS: Chairman call for a nomination for Secretary to the Board.

Chairman Dutkowsky calls for a nomination for Secretary. Ken Armellino nominates Nico Attanasio, 2nd by Graeme Dutkowsky. No further nominations. Motion to close nominations by Rafael Riquelme, 2nd by Jimmy Chae. All in favor.

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y



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BUSINESS: Approval of Meeting dates for Joint Land Use Board 2021.
Chairman Dutkowsky calls for a motion to approve 2021 Meeting Dates (3rd Tuesday of each month).
Motion by Jimmy Chae, 2nd by Nico Attanasio.

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

BUSINESS: Report called for from the RFQ Committee, Chairman.

Chairman Dutkowsky calls for volunteers to form the RFQ Committee. Nico Attanasio, Ken Armellino, and Gino Zilocchi volunteer. Chairman Dutkowsky calls for a motion to accept the volunteers as the RFQ Committee. Motion by Al Moriarty, 2nd by Nico Attanasio.

Nico Attanasio	Class I	Y
Rafael Riquelme	Class II	Y
Jimmy Chae	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

BUSINESS: Discussion and Approval of all Business Professional RFQs.
Chairman Dutkowsky calls for a motion to carry the discussion and approval until the next meeting.
Motion by Jimmy Chae, 2nd by Nico Attanasio. All in favor.

BUSINESS: Discussion and Approval of the 2020 Joint Land Use Board Annual Report.
Doug Bern discusses the Annual Report. The report was not distributed to the board in time for approval for this month, it will be voted for approval next month.

FORMAL: Request for adjournment to March 16, 2021.
Review of "Bulk C" Variance (pre-existing non-conforming)
131 E. Madison
Block 1201, Lot 9
Thomas & Ellen Sites

Chairman Dutkowsky calls for a motion to approve adjournment. Motion by Gino Zilocchi, 2nd by Rafael Riquelme. All in favor.



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FORMAL: Withdrawal of Application for 20 Grant Avenue
Minor Site Variance - Pre-Existing Non-Conforming Condition
Mary Markosian
20 Grant Avenue
Block 507 Lot 15

Chairman Dutkowsky calls for a motion approve withdrawal. Motion by Ken Armellino, 2nd by Nico Attanasio.
All in favor.

Chairman Dutkowsky calls for a motion to adjourn the meeting. Motion by Nico Attanasio, 2nd by Gino Zilocchi.
All in favor.

Meeting over at 8:03pm.