



# 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, June 15, 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, June 15, 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:**

Nico Attanasio	Class I	P
Rafael Riquelme	Class II	E
Jimmy Chae	Class III	P
Kenneth Armellino	Class IV	E
Graeme Dutkowsky	Class IV	P
Paola Carolina Fajardo	Class IV	E
Alfred Moriarty	Class IV	A
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	E
Jeff Keenan	Alt #3	A
Ken Melamed	Alt #4	P
<b>Others:</b>		
Board Attorney, Doug Bern & Matt Root		P
Board Engineer, Colliers, Marie Raffay		P
Board Clerk, William Paige		P
Construction Official		A

**BUSINESS:** Review and Approval of May 18, 2021 Minutes.

- Chairman Dutkowsky calls for a motion to approve the May 18, 2021 Minutes. Motion by Nico Attanasio, 2<sup>nd</sup> by Andrew Warta.

**ROLL CALL:**

Nico Attanasio	Class I	Y
Jimmy Chae	Class III	Y
Graeme Dutkowsky	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

**BUSINESS:** Swearing in of Re-Appointed Joint Land Use Member:  
Kenneth Melamed (Class IV) 1/1/2021 to 12/31/2024

- Kenneth Melamed is sworn in by Matt Root.



# DUMONT JOINT LAND USE BOARD

## MEETING MINUTES

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

**ROLL CALL:**

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

**BUSINESS: Change of Occupancy Approval Letter**

BM Exotic Pets (Eitan Magid, Leasee)

Block 909, Lot 14

2 E. Madison Avenue

- Idris Brown (68 East Broad Street, Bergenfield, NJ 07621) is sworn in by Matt Root. Mr. Brown summarizes the intent of the business. He says that it will be a pet store. They will carry hamsters, fish, lizards. It will mostly be a supply store. No structural changes to the facility will happen.
- Nico Attanasio asks about parking. Mr. Brown states that there is municipal parking behind the building, as well as street parking.
- Gino Zilocchi asks about the “learning experience” that the store will be offering. Mr. Brown says they will have interactive screens on hand.
- Chairman Dutkowsky calls for a motion to approve the change of occupancy. Motion by Jimmy Chae, 2<sup>nd</sup> by Ken Melamed.

**ROLL CALL:**

Nico Attanasio	Class I	Y
Jimmy Chae	Class III	Y
Graeme Dutkowsky	Class IV	Y
Ken Melamed	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y



# DUMONT JOINT LAND USE BOARD

## MEETING MINUTES

### **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

- Matt Root summarizes the Resolution.

- Chairman Dutkowsky calls for a motion to approve the Resolution. Motion by Graeme Dutkowsky, 2<sup>nd</sup> by Andrew Warta.

### **ROLL CALL:**

Nico Attanasio	Class I	Y
Graeme Dutkowsky	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

### **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

- Matt Root summarizes the Resolution.

- Chairman Dutkowsky calls for a motion to approve the resolution. Motion by Nico Attanasio, 2<sup>nd</sup> by Graeme Dutkowsky.

### **ROLL CALL:**

Graeme Dutkowsky	Class IV	Y
Andrew Warta	Class IV	N
Gino Zilocchi	Class IV	N
Jim Savage	Alt #1	Y
Ken Melamed	Alt #4	Y

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

32 W. Madison Avenue

Block 904, Lot 29

Lazaro Negrin

- Edward Rogan, attorney for 32 Ole, LLC makes a presentation about the proposal. Mr. Bern advises the board on the next steps in this case. There will be a resolution at the next meeting.



# DUMONT JOINT LAND USE BOARD

## MEETING MINUTES

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

- The Board listens to a review of a Borough Ordinance and discusses items in the Ordinance. Mr. Bern suggests that the board members take a poll to approve the draft of the Ordinance. Motion by Nico Attanasio, 2<sup>nd</sup> by Graeme Dutkowsky.

#### **OLL CALL:**

Nico Attanasio	Class I	Y
Jimmy Chae	Class III	Y
Graeme Dutkowsky	Class IV	Y
Ken Melamed	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

- Chairman Dutkowsky calls for a motion to adjourn. Motion by Nico Attanasio. 2<sup>nd</sup> by Jimmy Chae. All in favor.

Meeting over at 8:40pm.