



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held at Dumont Borough Hall.
October 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 at Dumont Borough Hall on October 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:

| | | |
|--|-----------|----|
| Nico Attanasio | Class I | P |
| Rafael Riquelme | Class II | P |
| Jimmy Chae | Class III | P |
| Kenneth Armellino | Class IV | E |
| Graeme Dutkowsky | Class IV | P |
| Ken Melamed | Class IV | P |
| 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 |
| vacant | Alt #4 | X |
| Others: | | |
| Board Attorney, Matt Root | | P |
| Board Engineer, Colliers, Marie Raffay | | NA |
| Board Clerk, William Paige | | P |
| Construction Official, Robert Sherrow | | A |

BUSINESS: Review and Approval of September 21, 2021 Minutes.

- Chairman Dutkowsky calls for a motion to approve the September 21, 2021 Minutes. Motion by Nico Attanasio, 2nd by Gino Zilocchi.

ROLL CALL:

| | | |
|------------------|----------|---|
| Nico Attanasio | Class I | 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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FORMAL: Review of "Bulk C" Variance – (stairwell in side-yard that serves as an entrance to basement)

199 New York Avenue
Block 1005 Lot 25.01
Khorozian

- Matthew Capizzi, attorney for the applicant, introduces the case. Mr. Capizzi summarizes and presents pictures of the stairwell.
- Mr. Capizzi calls Stanley Kufel, Jr. (architect) from Oradell, NJ. Mr. Kufel is sworn in by Mr. Root. Mr. Kufel discusses the plans. Mr. Capizzi asks Mr. Kufel if the easement of the property would impact the variance being sought. Mr. Kufel states that it should not impact it.
- Gino Zilocchi asks when the current plan was approved. Mr. Capizzi states that the previous Construction Official gave a verbal approval for changes to the plans and the current Construction Official said otherwise.
- Marie Raffay asks about the trench drain. Mr. Kufel states there is a trench drain by the driveway that goes into a sump pump.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico Attanasio, 2nd by Rafael Riquelme. All in favor.
- Margaret Galligan, 40 Pershing Ave, is sworn in by Mr. Root. Ms. Galligan states that there has been a buildup of water in the easement between her property and 199 New York and there is a pond now. Mr. Capizzi states that Colliers has not identified any such issues.
- Chairman Dutkowsky asks Ms. Galligan when she started to notice the water buildup. She says it was after the construction of 199 New York Ave was complete. Councilman Chae asks about the amount of water. Ms. Galligan states there is standing water in her yard.
- Mr. Capizzi states that he will look into the issues.
- Chairman Dutkowsky calls for a motion to close to the public. Motion by Nico Attanasio, 2nd by Al Moriarty. All in favor.
- Mr. Capizzi summarizes the application. He states that he will work with Colliers to address concerns.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Nico Attanasio, 2nd by Rafael Riquelme. Chairman Dutkowsky says that if this application is approved, it will be with the conditions stated.

ROLL CALL:

| | | |
|------------------|-----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | Y |
| Jimmy Chae | Class III | Y |
| Graeme Dutkowsky | Class IV | Y |
| Ken Melamed | Class IV | Y |
| Alfred Moriarty | Class IV | Y |
| Andrew Warta | Class IV | Y |
| Gino Zilocchi | Class IV | Y |



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

FORMAL: Change of Occupancy Approval Letter

Super Mommy Fitness
Block 825, Lot 12
72 Washington Avenue

- Matt Root swears in Dolly Ruiz & Luis Jimenez (72 Washington Ave, Dumont, NJ 07628).
- Mr. Jimenez states that the property that they're looking to take over was a fitness center and that they're looking to continue using it as a fitness center. They're only looking to do some painting inside. They're not going to be doing any physical changes to the space.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico Attanasio. 2nd by Andrew Warta. All in favor.
- No public comments. Chairman Dutkowsky calls for a motion to close to public. Motion by Nico Attanasio, 2nd by Andrew Warta. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Nico Attanasio, 2nd by Andrew Warta.

ROLL CALL:

| | | |
|------------------|-----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | Y |
| Jimmy Chae | Class III | Y |
| Graeme Dutkowsky | Class IV | Y |
| Ken Melamed | Class IV | Y |
| Alfred Moriarty | Class IV | Y |
| Andrew Warta | Class IV | Y |
| Gino Zilocchi | Class IV | Y |

- Chairman Dutkowsky calls for a motion to adjourn. Motion by Rafael Riquelme, 2nd by Ken Melamed.
- Meeting over at 8:15pm.