



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 18, 2022 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 18, 2022. 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	A
Rafael Riquelme	Class II	A
Jimmy Chae	Class III	A
Kenneth Armellino	Class IV	P
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	A
Kevin Grom	Alt #2	A
Jeff Keenan	Alt #3	A
vacant	Alt #4	
Others:		
Board Attorney, Doug Bern & Matt Root		P
Board Engineer, Colliers, Marie Raffay		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of October 19, 2021 Minutes.

- Chairman Dutkowsky calls for a motion to approve the October 19, 2021 Minutes. Motion by Al Moriarty, 2nd by Andrew Warta.

ROLL CALL:

Kenneth Armellino	Class IV	A
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



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BUSINESS: Swearing in of newly appointed Joint Land Use Members:
George Harvilla (Class III) 1/1/2022 to 12/31/2022
Ken Melamed (Class IV) 1/1/2022 to 12/31/2024

Councilman Harvilla and Ken Melamed are sworn in by Mayor Andrew LaBruno.

BUSINESS: Selection of Chair and Vice-Chair

- Chairman Dutkowsky calls for a nomination a Chair of the Board.
- Al Moriarty nominates Graeme Dutkowsky for Chair. 2nd by Andrew Warta. No further nominations. Andrew Warta calls for a motion to close nominations, 2nd by Andrew LaBruno. All in favor of nomination.
- Chairman Dutkowsky calls for a nomination of Vice Chair of the Board.
- Andrew LaBruno nominates Gino Zilocchi as Vice Chair, 2nd by Andrew Warta. No further nominations. Motion to close nominations by Ken Melamed, 2nd by Graeme Dutkowsky. All in favor of nomination.

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

Mayor Andrew LaBruno		P
George Harvilla	Class III	P
Kenneth Armellino	Class IV	P
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	A
Kevin Grom	Alt #2	P
Others:		
Board Attorney, Doug Bern & Matt Root		P
Board Engineer, Colliers, Marie Raffay		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

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

- Ken Melamed nominates Andrew Warta for Secretary, 2nd by Andrew Warta. No further nominations. Motion to close nominations by Graeme Dutkowsky, 2nd by Ken Melamed. All in favor of Andrew Warta as Secretary.



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- BUSINESS:** Meeting dates for Joint Land Use Board 2022
- Chairman Dutkowsky calls for a motion to approve the 2022 meeting dates. Motion by Ken Armellino by Gino Zilocchi. All in favor.
- BUSINESS:** Report called for from the RFQ Committee, Chairman
- Chairman Dutkowsky calls for volunteers for the RFQ Committee. Nico Attanasio is nominated for the Committee (has already reviewed) RFQs. Gino Zilocchi volunteers.
- BUSINESS:** Discussion and Approval of the 2021 Joint Land Use Board Annual Report.
- Doug Bern discusses the annual report.
- Ken Armellino makes a motion to accept the 2021 Annual Report, 2nd by Gino Zilocchi. All in favor.
- 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

- Doug Bern summarizes the variance.
- Chairman Dutkowsky calls for a motion to approve the variance. Motion by Al Moriarty, 2nd by Gino Zilocchi.

ROLL CALL:

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

- Chairman Dutkowsky calls for a motion to adjourn. Motion by Andrew Warta, 2nd by Ken Melamed. All in favor.