



# 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, February 15, 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, February 15, 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	P
Rafael Riquelme	Class II	A
Jimmy Chae	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	E
Ken Melamed	Class IV	P
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	E
Kevin Grom	Alt #2	E
Jeff Keenan	Alt #3	A
vacant	Alt #4	
<b>Others:</b>		
Board Attorney, Doug Bern & Matt Root		P
Board Engineer, Colliers, Marie Raffay		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

**BUSINESS:** Swearing in of newly appointed Joint Land Use Members:

Damon Englese	(Class I)	1/1/2022 to 12/31/2022
Nicola Attanasio	(Class II)	1/1/2022 to 12/31/2022
Carl Manna	(Alt #3)	1/1/2022 to 12/31/2023
Jimmy Chae	(Alt #4)	1/1/2022 to 12/31/2023

- The new members are sworn in by Councilman George Harvilla.



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**BUSINESS:** Updated Roll Call.

Damon Englese	Class I	P
Nicola Attanasio	Class II	P
George Harvilla	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	E
Ken Melamed	Class IV	P
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	E
Kevin Grom	Alt #2	E
Carl Manna	Alt #3	P
Jimmy Chae	Alt #4	P
Board Attorney, Doug Bern & Matt Root		P
Board Engineer, Colliers		P
Planning Consultant,		
Board Clerk, William Paige		P

**BUSINESS:** Review and Approval of January 18, 2022 Minutes.

- Vice-Chairman Zilocchi calls for a motion to approve the January 18, 2022 Minutes.
- Motion by Al Moriarty, 2<sup>nd</sup> by Andrew Warta.
- Roll Call Vote

Nicola Attanasio	Class II	Y
George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Ken Melamed	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y



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**BUSINESS:** Discussion/Approval of Board Professionals (RFQ Committee)

- Vice-Chairman Zilocchi states that the RFQ Committee has discussed the RFQ and has decided that it's best to keep the same professionals (Bern Root, LLC as Attorney and Colliers Engineering & Design as Engineer) that were used in 2021.

- Vice-Chairman Zilocchi calls for a motion to approve the 2022 Professionals. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Melamed.

- Roll call vote:

Damon Englese	Class I	Y
Nicola Attanasio	Class II	Y
George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Ken Melamed	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

**FORMAL:** **Review of "Bulk C" Variance – Construction on a second driveway**

40 Rucereto Avenue

Block 601 Lot 12

Ibush Rama & Rosanna Bruno

- Rosanna Bruno (homeowner) discusses her application.
- Charles Baldanza, planner for the applicant, is sworn in by Matt Root.
- Mr. Baldanza summarizes the engineering portion of the application.
- Marie Raffay (Colliers) addresses some concerns about the curb cut.
- Mr. Baldanza states that his clients would narrow the width of the driveway if necessary and would pave it.
- Board members address their concerns about how the driveway was cut without permits, approvals, or inspections.
- Vice-Chairman Zilocchi calls for a motion to open to the public. Motion by Ken Armellino, 2<sup>nd</sup> by Gino Zilocchi. All in favor. No public comments.
- Vice-Chairman Zilocchi calls for a motion to close to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Gino Zilocchi. All in favor.
- Mr. Baldanza summarizes the planning portion of the application.
- Vice-Chairman Zilocchi calls for a motion to open to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino. All in favor. No public comments.
- Vice-Chairman Zilocchi calls for a motion to close to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Al Moriarty. All in favor.
- Vice-Chairman Zilocchi calls for a motion to approve the application with all of the conditions discussed by Mr. Baldanza. Motion by Ken Armellino, 2<sup>nd</sup> by Nico Attanasio



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- Roll call vote:

Damon Englese	Class I	Y
Nicola Attanasio	Class II	Y
George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Ken Melamed	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y

**FORMAL: Review of Variance – (Subject involves two properties both zoned for Light Industrial)**

75 Second Street – Bulk C Variance  
Block 1108 Lot 2  
Mikab Properties LLC

21 Omaha Street - D (1) Use Variance along with a C(1) or C (2) parking related  
Block 1109 Lot 48  
Mikab Properties LLC

- Matthew Capizzi, attorney for Mikab Properties, summarizes the application.
- Mr. Cappizzi calls Perry Frenzel (30 Madison Ave, Paramus, NJ 07652). Mr. Frenzel is the engineer and planner for the applicant. Mr. Frenzel summarizes the planning.
- Nico Attanasio asks if the tower proposal will include any radio antennas and if it could be extended. Mr. Frenzel says “no” to both. The tower will only be 30 feet tall and will be used to train people to climb.
- Marie Raffay states DEP guidance may be needed for the application. Mr. Frenzel and Mr. Capizzi agree.
- Kristin Russell, planner for Colliers, states that the tower in question does not count as telecommunications tower.
- Mr. Capizzi states that his clients would not have any issue with the tower never being extended or having any telecommunications use.
- Mr. Frenzel summarizes the plans for second property.
- Joseph L. Mecca (attorney for Kitz family, 46 Second Street, Dumont) questions Mr. Frenzel.
- Vice-Chairman Zilocchi calls for a motion to open to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino. All in favor.
- Anne Marie Kenneally-Viru (Bergen County Irish Association, 41 Omaha Street, Dumont) expresses her concern about the “fall zone” for the tower.
- Mr. Mecca questions the setback of the property.
- Vice-Chairman Zilocchi calls for a motion to close to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Al Moriarty. All in favor.
- Mr. Capizzi calls Brian Callahan (40A Tillman Street, Westwood, NJ). Mr. Callahan is sworn in by Matt Root. Mr. Callahan is a licensed architect. Mr. Callahan summarizes the architectural plans for the building.
- Carl Manna asks Mr. Callahan about egress concerns.



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- Marie Raffay asks if the fire department has had any input and states that it was in her review letter.
- Vice-Chairman Zilocchi asks for a motion to open to the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Ken Armellino. All in favor.
- Peter Salandra (55 Omaha Street, Dumont) expresses his concerns about the height of the tower.
- No further public comments. Vice-Chairman Zilocchi asks for a motion to close the public. Motion by Nico Attanasio, 2<sup>nd</sup> by Al Moriarty. All in favor.
- Mr. Capizzi expresses his concerns about the time left in the meeting. Mr. Bern suggests that this case is carried until the next meeting. Mr. Capizzi agrees to carry.
- Vice-Chairman Zilocchi calls for a motion to adjourn. Motion by Nico Attanasio, 2<sup>nd</sup> by Andrew Warta. All in favor.