



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, May 31, 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 in the Council Chambers located on the 3rd Floor, 50 Washington Avenue. This date, time, and location were 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:

Damon Englese	Class I	E
Nico Attanasio	Class II	P
George Harvilla	Class III	E
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	E
Ken Melamed	Class IV	E
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	E
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	E
Kevin Grom	Alt #2	A
Carl Manna	Alt #3	E
Jimmy Chae	Alt #4	E
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 April 19, 2022 Minutes

- Vice-Chairman Zilocchi calls for a motion to approve the April 19, 2022 minutes. Motion by Nico Attanasio, 2nd by Ken Armellino.

ROLL CALL:

Nico Attanasio	Class II	Y
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y

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

75 Second Street – Bulk C Variance Block 1108, Lot 2

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



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- Matt Capizzi, representing the applicants summarizes the previous appearance and states that have been updated plans.
- Mr. Bern advises Mr. Capizzi he would need five votes for the motion to pass, but with only four members present, he would have the option to present his case tonight and have other board members listen to audio or read the transcripts for the vote.
- Mr. Bern swears in Brian Wies (address). Mr. Wies describes the nature of the business and application.
- Vice Chairman Zilocchi calls for a motion to open to the public. Motion by Ken Armellino, 2nd by Nico Attanasio. All in favor.
- No questions from the public. Vice Chairman Zilocchi asks for a motion to close to the public. Motion by Ken Armellino, 2nd by Al Moriarty. All in favor.

- Matt Capizzi calls David Spatz (60 Friend Terrace, Harrington Park, NJ 07640). Mr. Spatz is a planner. Mr. Spatz state that the tower on the property is an accessory structure and is part of the training that will be done on site.
- Kristin Russell (planner for Colliers) is sworn in by Mr. Bern. She speaks about if this case is about a “use variance vs. accessory structure.” She says that since both the Second Street and Omaha Street locations will be used for training, the tower will be an accessory structure.
- Mr. Bern asks Ms. Russell if this should be considered a “C Variance” instead of a “D Variance.”
- Mr. Bern states that since the tower is not used for telecommunications, only training.
- Ken Armellino makes a motion that the application should be “C Variance” for accessory structure for the 21 Omaha portion. Al Moriarty seconds the motion. All in favor.

- Matt Capizzi calls Paul Kelley Dunne (16735 Whirlaway Court, Leesburg, Virginia 20176). In addition to being in the telecommunications business, Mr. Dunne is the Chairman of Warriors4Wireless, a national non-profit that he co-founded that helps recruit, train and place transitioning veterans for the Wireless Industry. Mr. Dunne speaks about hiring veterans.

- Matt Capizzi calls Perry Frenzel (30 Madison Ave, Paramus, NJ 07652). Mr. Frenzel is a planner and engineer. Mr. Frenzel summarizes the plans and revisions.
- Ms. Russell said that the accessory structure would not trigger any addition parking spaces from what is already required and that parking is not a consideration for the application on the Omaha Street portion. Also that the spaces on Second Street are within the amount needed for the location, but are not necessarily on the property. They may not be compliant with code, but they’re pre-existing. As for the ownership, Ms. Russell brought up that with the parking being that it is now, there are no conflicts with the Bergen Irish Association, but if ownership of the Bergen Irish Association were to change, the new owners may not allow use of spaces.

- Matt Capizzi calls Brian Callahan (40A Tillman Street, Westwood, NJ). Mr. Callahan is a licensed architect. Mr. Callahan summarizes the architectural plans for the building.

- Mr. Spatz discusses more of the plans for training. He also states that there would be no changes to the Omaha Street property, but the Second Street property would include storage.

- Mr. Bern asks how Mr. Capizzi would like to proceed with this case. He asks if Mr. Capizzi would like



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to return for the next meeting and provided a summation. Mr. Bern and Mr. Capizzi agree that a vote can be held at the next meeting. Board members that are not present will be polled to find out if further testimony is needed for the next meeting.

- Vice-Chairman Zilocchi calls for a motion to adjourn. Motion by Nico Attanasio, 2nd by Ken Armellino. All in favor.