



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 50 Washington Ave, Dumont, NJ.

Wednesday September 28, 2022 at 7:30 PM

SUNSHINE LAW: This meeting is a special 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	P
Nico Attanasio	Class II	P
George Harvilla	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	P
Vacant	Class IV	
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	A
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	E
Carl Manna	Alt #3	E
Jimmy Chae	Alt #4	E
Others:		
Board Attorney, Doug Bern		P
Board Engineer, Colliers, Kristin Russell		P
Board Clerk, Rebecca Vazquez		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of August 23, 2022.

- Chairman Dutkowsky calls for a motion to approve. Motion by George Harvilla, 2nd by Graeme Dutkowsky.

ROLL CALL:

George Harvilla	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	P
Alfred Moriarty	Class IV	P
Jim Savage	Alt #1	P



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FORMAL: Preliminary Investigation Non-Condensation Redevelopment Area for Supermarket Properties
Block 1215, Lots 2, 14, 15 and 17

- Doug Bern summarizes the process of Redevelopment and this investigation.
- Kristin Russell (Colliers Engineering) is sworn in by Mr. Bern. Ms. Russell shows a presentation of the property and summarizes the findings of the study. She states that site is currently zoned as B2 (Business and Commercial). Ms. Russell's presentation shows the history of the site. She also discusses the various criteria for Areas in Need of Redevelopment. She states that all 4 parcels qualify for Areas in Need of Redevelopment.
- Ken Armellino asks how this Redevelopment would impact Bergenfield's Master Plan. Ms. Russell states that it would need to be consistent with their plan.
- George Harvilla states that the amount of impervious pavement currently exceeds standards and is not environmentally sound.
- Mr. Harvilla clarifies that this Redevelopment plan does not mandate anything on current property owners.
- A question about the Midas location on the corner of Washington Ave and Columbia Ave is asked. Ms. Russell states that the Midas parcel was not included in this investigation, but that would not necessarily stop owners of the Midas property from redeveloping.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Ken Armellino, 2nd by Nico Attanasio. All in favor.
- Judy Parker (55 Susan Drive, Closter, NJ) asks a question about the amount of parking spaces required for commercial and residential.
- Bill Bochicchio (94 Hillcrest Drive, Dumont, NJ) states that he was a former Mayor and Joint Land Use Board Chairman. He says that he was in office when Stop & Shop was built and that they knew they had excess parking. He also states that he current believes there is no need for Redevelopment.
- Nico Attanasio makes a motion to close to public. 2nd by Damon Englese. All in favor.
- Gino Zilocchi asks if Stop & Shop and the (mixed use) building next to it are connected. It's said that there is an ally between them. He also asks if developers can do different things in each individual lot. Ms. Russell says that a developer could subdivide each lot.
- Chairman Dutkowsky calls for a motion to approve the report. Motion by Al Moriarty, 2nd by George Harvilla.
- **ROLL CALL:**

Damon Englese	Class I	Y
Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Kenneth Armellino	Class IV	N
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	N
Gino Zilocchi	Class IV	N
Jim Savage	Alt #1	Y



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MEETING MINUTES

FORMAL: Preliminary Investigation Non-Condemnation Redevelopment Area Intersection of Washington Ave & Madison Ave

Block 905, Lots 10, 11, 12, 13, 14

Block 1216, Lots 1, 7

Block 909, Lots 9, 10, 12, 13, 14, 15, 16

- Doug Bern summarizes the purpose of the investigation.
- Kristin Russell summarizes the findings of the investigation.
- Ms. Russell recommends that if the Board approves the investigation, that 3 parcels (905 11, 909 16, and 1216 7) be excluded since they did not qualify under any criteria.
- Ken Armellino expresses his concerns about the study and the loss of "culture and the town's character to make developers happy."
- Nico Attanasio expresses his concern about Affordable Housing obligations. Ms. Russell states that any zoning that is written for any of the Areas in Need of Redevelopment would need to include Affordable Housing obligations.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico Attanasio, 2nd by Gino Zilocchi. All in favor.
- Bill Bochicchio (94 Hillcrest Drive, Dumont, NJ) states the last Master Plan update was in 2017 and it was done because it was time to be done. He said it needs to be done every 10 years and updated every 5 years. Doug Bern says the update is due every 7 years. Mr. Bochicchio expresses his concerns about changing the town.
- Chairman Dutkowsky calls for a motion to close to public. Motion by Nico Attanasio, 2nd by Damon Englese. All in favor.
- Ms. Russell once again summarizes the study and explains the next steps.
- Chairman Dutkowsky calls for a motion to approve the report. Motion by Nico Attanasio, 2nd by George Harvilla.

ROLL CALL:

Damon Englese	Class I	Y
Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Kenneth Armellino	Class IV	N
Graeme Dutkowsky	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y

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