



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 Borough Hall at 50 Washington Ave.

Tuesday, January 28, 2023 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	E
George Harvilla	Class III	E
Kenneth Armellino	Class IV	E
Graeme Dutkowsky	Class IV	E
Vacant	Class IV	
Alfred Moriarty	Class IV	E
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	P
Carl Manna	Alt #3	P
Jimmy Chae	Alt #4	e
Others:		
Board Attorney, Marc Leibman (for Doug Bern)		P
Board Engineer, Colliers		E
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		E

BUSINESS: Review and Approval of December 20, 2022 Meeting Minutes.

- Vice-Chairman Zilocchi calls for a motion to approve. Motion by Carl Manna, 2nd by Jim Savage.

ROLL CALL VOTE:

Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y
Carl Manna	Alt #3	Y



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

BUSINESS: Swearing in of newly appointed and re-appointed Joint Land Use Board Members.

- Marc Leibman (filling in for Doug Bern) swears in the newly appointed and re-appointed Board Members.
- John W Russell III (Class III – Term Expires 12/31/23)
- Nico Attanasio (Class IV – Term Expires 12/31/26)
- Michael Francavilla (Class IV – Term Expires 12/31/24)
- Lisa Rossillo (Class IV – Term Expires 12/31/23)
- Carl Manna (Class IV – Term Expires 12/31/26)
- Jim Savage (Alternate #1 – Term Expires 12/31/24)
- Kevin Grom (Alternate #2 – Term Expires 12/31/24)

BUSINESS: Selection of Chair and Vice-Chair.

- Vice-Chairman Zilocchi call for a nomination of Chairman of the Board.
- Carl Manna nominates Nico Attanasio for Chairman, 2nd by Lisa Rosillo.

ROLL CALL VOTE:

John W. Russell III	Class III	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Lisa Rossillo	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y

- Vice-Chairman Zilocchi calls for a nomination for Vice-Chairman of the Board.
- Lisa Rosillo nominates Carl Manna, 2nd by Gino Zilocchi.

ROLL CALL VOTE:

John W. Russell III	Class III	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Lisa Rossillo	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

UPDATED ROLL CALL:

Damon Englese	Class I	E
David Gluckman	Class II	E
John W. Russell III	Class III	P
Nico Attanasio	Class IV	E
Michael Francavilla	Class IV	P
Carl Manna	Class IV	P
Lisa Rossillo	Class IV	P
Andrew Warta	Class IV	E
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	P
VACANT	Alt #3	-
Jimmy Chae	Alt #4	E
Others:		
Board Attorney - Marc Leibman (for Bern)		
Board Engineer -		
Board Secretary - William Paige		

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

- Vice-Chairman Manna calls for a nomination for Secretary to the Board.
- John Russell nominates William Paige, 2nd by Lisa Rossillo.

ROLL CALL VOTE:

John W. Russell III	Class III	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Lisa Rossillo	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y

BUSINESS: Report called for from the RFQ Committee, Chairman.

- Vice-Chairman Manna states that the original RFQ advertising had improper dates on it and needs to be re-advertised.
- Marc Liebman states that the Board will need to vote to re-advertise for RFQs.
- Vice-Chairman Manna calls for a motion to re-advertise for RFQs for Engineer and Attorney.
- Motion by John Russell, 2nd by Lisa Rossillo.

ROLL CALL VOTE:

John W. Russell III	Class III	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Lisa Rossillo	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- Marc Leibman suggests that the Joint Land Use Board also advertise for a planner.
- Vice-Chairman Manna calls for a motion to advertise for a planner.
- Motion by John Russell, 2nd by Gino Zilocchi.

ROLL CALL VOTE:

John W. Russell III	Class III	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Lisa Rossillo	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y

BUSINESS: Discussion and Approval of all Business Professional RFQs.

- Vice-Chairman Manna calls for a motion to table discussion until 2/28 meeting.
- Motion by Lisa Rossillo, 2nd by John Russell.

ROLL CALL VOTE:

John W. Russell III	Class III	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Lisa Rossillo	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y

BUSINESS: Discussion and Approval of the 2022 Joint Land Use Board Annual Report.

- Due to the absence of Doug Bern, the report will not be presented.
- Vice-Chairman Manna calls for a motion to table until 2/28 meeting.
- Motion by Lisa Rossillo, 2nd by John Russell.

ROLL CALL VOTE:

John W. Russell III	Class III	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Lisa Rossillo	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y

FORMAL: Preliminary and Final Major Site Plan Application with Variances 112 Washington Avenue
Block, 1214, Lots 3 and 4
MPMR, LLC



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- Mr. Leibman states that he's spoken to the attorney for MPMR, LLC and has discussed various dates for a meeting and since 2/28 is the next meeting date without a big agenda, this case will be heard at that meeting, with Board Approval. A roll call vote is not needed.

- Vice-Chairman Manna calls for a motion to open to the public for general discussion.
- Motion by John Russell, 2nd by Jim Savage. All in favor.
- Tim Hickey (165 Randolph Ave) congratulates the new members to the Board and states that members of the Board take their responsibilities seriously.
- Maryann Russini (141 Roosevelt Ave) asks for clarification about carrying the 112 Washington Ave application. She also asks about the Joint Land Use Board possibly streaming meetings.
- Robert Marini (60 Erie Street) expresses his concerns about re-development.
- Vice-Chairman Manna calls for a motion to close to the public.
- Motion by Lisa Rossillo, 2nd, by Gino Zilocchi. All in favor.
- Vice Chairman Manna calls for a motion to adjourn. Motion by Lisa Rossillo, 2nd by John Russell. All in favor.