



# 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.

Thursday, December 21, 2023 at 7:30 PM

**SUNSHINE LAW:** This meeting is a regularly 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	A
David Gluckman	Class II	P
John W. Russell III	Class III	P
Nico Attanasio	Class IV	P
Michael Francavilla	Class IV	P
Carl Manna	Class IV	P
Lisa Rossillo	Class IV	E
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	E
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	A
Kenneth Armellino	Alt #3	P
Jimmy Chae	Alt #4	E
<b>Others:</b>		
Board Attorney – Marc Leibman		P
Board Engineer - Neglia		E
Board Secretary - William Paige		P

**BUSINESS:** Review and approval of November 28, 2023 Minutes.

- Chairman Attanasio calls for a motion to approve the November 28, 2023 minutes.
- Motion by Andrew Warta, 2<sup>nd</sup> by Carl Manna.

### ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Alt #1	Y
Kenneth Armellino	Alt #3	Y

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



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- Antimo Del Vecchio, attorney for the applicant, summarizes the application and settlement.
- Mr. Del Vecchio calls William Vogt, engineer, to discuss the plans. Mr. Vogt is sworn in by Mr. Leibman.
- David Gluckman expresses concern about the location of the electric vehicle chargers and asks them to be moved away from the building.
- Andrew Warta asks about reserved parking for residents.
- Ken Armellino asks about the width of the driveway and traffic flow.
- Carl Manna asks about the bus cut-out.
- Chairman Attanasio calls for a motion to open to the public. Motion by Andrew Warta, 2<sup>nd</sup> by Michael Francavilla. All in favor.
- No public present. Chairman Attanasio calls for a motion to close to the public. Motion by Andrew Warta, 2<sup>nd</sup> by Carl Manna. All in favor.
- Chairman Attanasio calls for a motion to approve or deny the application. Carl Manna makes a motion to approve, 2<sup>nd</sup> by Michael Francavilla.
- ROLL CALL VOTE:

David Gluckman	Class II	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Alt #1	Y
Kenneth Armellino	Alt #3	Y

### **BUSINESS:**

Other Business.

- Board members discuss the deadline for RFQs, potential streaming of meetings, and updating the fee schedule.
- Chairman Attanasio calls for a motion to adjourn. Motion by Andrew Warta, 2<sup>nd</sup> by John Russell. All in favor.