



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, February 27, 2024 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:

Kai Chen (term exp: 12/31/27)	Class I	P
David Gluckman (term exp: 12/31/24)	Class II	P
Tom Kelly (term exp: 12/31/24)	Class III	P
Nico Attanasio (term exp: 12/31/26)	Class IV	E
Kenneth Armellino (term exp: 12/31/27)	Class IV	P
Michael Francavilla (term exp: 12/31/24)	Class IV	P
Carl Manna (term exp: 12/31/26)	Class IV	P
Chris Sheridan (term exp: 12/31/27)	Class IV	P
Andrew Warta (term exp: 12/31/24)	Class IV	P
Jim Savage (term exp: 12/31/24)	Alt #1	P
Kevin Grom (term exp: 12/31/24)	Alt #2	A
Michael Sullivan, Jr. (term exp: 12/31/25)	Alt #3	P
Michael Affrunti (term exp: 12/31/25)	Alt #4	P

BUSINESS: Review and approval of January 30, 2024 Minutes.

- Vice-Chairman Manna calls for a motion to approve the January 30, 2024 Minutes. Motion by Ken Armellino, 2nd by Tom Kelly.

ROLL CALL VOTE:

Kai Chen	Class I	Y
David Gluckman	Class II	Y
Tom Kelly	Class III	y
Kenneth Armellino	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Chris Sheridan	Class IV	Y
Andrew Warta	Class IV	Y



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BUSINESS: Discussion and Approval of all Business Professional RFQs.

- Ken Armellino discusses the report from the RFQ Committee. The Committee recommended Neglia for Engineer. Vice-Chairman Manna calls for a vote to approve Neglia as the Board Engineer for 2024. Motion by Andrew Warta, 2nd by Kai Chen.

ROLL CALL VOTE:

Kai Chen	Class I	Y
David Gluckman	Class II	Y
Tom Kelly	Class III	Y
Kenneth Armellino	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Chris Sheridan	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Atl. #1	Y

- Ken Armellino reviews the RFQ Committee's recommendations for Planner and states that the Board should appoint Acuity Consulting Services, LLC as planner.
- Vice-Chairman Manna asks for a motion to approve Acuity as Planner. Motion by Tom Kelly, 2nd by Chris Sheridan.
- ROLL CALL VOTE:

Kai Chen	Class I	Y
David Gluckman	Class II	Y
Tom Kelly	Class III	Y
Kenneth Armellino	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Chris Sheridan	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Atl. #1	Y

- Vice-Chairman Manna, Ken Armellino, and Michael Francavilla discuss the RFQ Committee's recommendations for Board Attorney and state their preferences.
- Vice-Chairman Manna calls for a motion to approve Mark Madaio for Board Attorney. Motion by Ken Armellino, 2nd by Tom Kelly.
- ROLL CALL VOTE:

Kai Chen	Class I	Y
David Gluckman	Class II	N
Tom Kelly	Class III	Y
Kenneth Armellino	Class IV	Y
Michael Francavilla	Class IV	N
Carl Manna	Class IV	N
Chris Sheridan	Class IV	Y
Andrew Warta	Class IV	N
Jim Savage	Atl. #1	N



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- Vice-Chairman Manna calls for a motion to approve Marc Leibman for Board Attorney. Motion by Andrew Warta, 2nd by Michael Francavilla.

ROLL CALL VOTE:

Kai Chen	Class I	N
David Gluckman	Class II	Y
Tom Kelly	Class III	N
Kenneth Armellino	Class IV	N
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Chris Sheridan	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Atl. #1	Y

BUSINESS: Review and approval of Joint Land Use Board By-Laws.

- Tom Kelly reviewed the By-Laws and recommends that the Board approve the By-Laws as they are.
- Vice-Chairman Manna asks for a motion to Approve the By-Laws. Motion by Ken Armellino, 2nd by Andrew Warta.
- ROLL CALL VOTE:

Kai Chen	Class I	Y
David Gluckman	Class II	Y
Tom Kelly	Class III	Y
Kenneth Armellino	Class IV	Y
Michael Francavilla	Class IV	A
Carl Manna	Class IV	Y
Chris Sheridan	Class IV	A
Andrew Warta	Class IV	Y
Jim Savage	Atl. #1	Y

BUSINESS: Review of bills/invoices.

- Board Secretary Paige discusses the bills that were paid recently.

BUSINESS: Other business.

- The Board discusses possibly streaming the meetings.
- Mr. Leibman discusses the fact that petitions are not acceptable or admissible for Board hearings and it should be stated on the website.
- Vice-Chairman Manna asks for a motion to open the public. Motion by Andrew Warta, 2nd by Dave Gluckman. All in favor.
- No public comments. Vice-Chairman Manna asks for a motion to close to the public. Motion by Andrew Warta, 2nd by Tom Kelly. All in favor.
- Vice-Chairman Manna asks for a motion to adjourn. Motion by Ken Armellino, 2nd by Andrew Warta. All in favor.