



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 30, 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.

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

- The new Board members (Kai Chen, David Gluckman, Tom Kelly, Kenneth Armellino, Chris Sheridan, Michael Sullivan, Jr., and Michael Affrunti) are sworn in by Marc Leibman.

BUSINESS: Selection of Chair and Vice-Chair.

- Secretary Paige asks for a nomination for Chair of the Board. Andrew Warta nominates Nico Attanasio for Chairman. 2nd by Michael Francavilla. Kenneth Armellino nominates himself for Chairman, 2nd by Tom Kelly.

ROLL CALL VOTE (Attanasio):

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

ROLL CALL VOTE (Armellino):

Kai Chen	Class I	Y
David Gluckman	Class II	N
Tom Kelly	Class III	Y
Nico Attanasio	Class IV	N
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

- Secretary Paige asks for a nomination for Vice-Chair of the Board.
- Andrew Warta nominates Carl Manna for Vice-Chair. 2nd by Nico Attanasio.
- No other nominations.

- ROLL CALL VOTE (Manna):

Kai Chen	Class I	N
David Gluckman	Class II	Y



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Tom Kelly	Class III	N
Nico Attanasio	Class IV	Y
Kenneth Armellino	Class IV	N
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Chris Sheridan	Class IV	N
Andrew Warta	Class IV	Y

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	P
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	A
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:

Discussion and Approval of all Business Professional RFQs.

- Chairman Attanasio asks for the report from the RFQ Committee (Manna, Francavilla, Armellino).
- Committee members state that the Board recommends that we re-advertise. Only two Attorney applications came in, one for Engineer, and none for Planner.
- Chairman Attanasio calls for a motion to re-advertise for RFQ. Motion by Carl Manna, 2nd by Ken Armellino.

- ROLL CALL VOTE:

Kai Chen	Class I	Y
David Gluckman	Class II	Y
Tom Kelly	Class III	Y
Nico Attanasio	Class IV	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

BUSINESS:

Discussion and Approval of the 2023 Joint Land Use Board Annual Report.



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- Chairman Attanasio calls for a motion to accept the 2023 Annual Report.
- Motion by Ken Armellino, 2nd by Andrew Warta.
- ROLL CALL VOTE:

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

BUSINESS: Discussion and Approval of 2024 Joint Land Use Board Meeting Dates.

- Chairman Attanasio calls for motion to accept the 2024 Joint Land Use Board meeting dates.
- Motion by Andrew Warta, 2nd by Carl Manna.
- ROLL CALL VOTE:

Kai Chen	Class I	Y
David Gluckman	Class II	Y
Tom Kelly	Class III	Y
Nico Attanasio	Class IV	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

BUSINESS: Review of Joint Land Use Board By-Laws

- Mr. Leibman states that the Board should appoint members to review the By-Laws for 2024.
- Tom Kelly, Andrew Warta, and Kai Chen volunteer to review the By-Laws.
- Chairman Attanasio asks for a motion to table the approval of the By-Laws, pending further review of them.
- Motion by Ken Armellino, 2nd by Carl Manna.
- ROLL CALL VOTE:

Kai Chen	Class I	Y
David Gluckman	Class II	Y
Tom Kelly	Class III	Y
Nico Attanasio	Class IV	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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FORMAL: Resolution
Preliminary and Final Major Site Plan Application with Variances 112 Washington Avenue
Block, 1214, Lots 3 and 4
MPMR, LLC

- Mr. Leibman states that only members that voted on the application can vote on the resolution.
- Chairman Attanasio calls for a motion to approve the resolution. Motion by Andrew Warta, 2nd by Carl Manna.

- ROLL CALL VOTE:

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

BUSINESS: Review and approval of December 21, 2023 Minutes.

- Chairman Attanasio calls for a motion to approve the December 21, 2023 Minutes.
- Motion by 2nd by,

- ROLL CALL VOTE:

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

BUSINESS: Review of bills/invoices.

- No bills to discuss.

BUSINESS: Other business.

- Chairman Attanasio discusses streaming the meetings and asked Councilman Kelly to discuss the topic with the Council.
- Carl Manna discusses the fee schedule for the Board and how it should be updated.
- No other business. Chairman Attanasio calls for a motion to open to the public. Motion by David Gluckman, 2nd by Chris Sheridan. All in Favor.



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- No public comments. Chairman Attanasio calls for a motion to close to the public. Motion by Carl Manna, 2nd by Andrew Warta
- Chairman Attanasio calls for a motion to adjourn. Motion by Andrew Warta, 2nd by Kai Chen. All in favor.