



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held virtually on WebEx.
Tuesday, March, 16 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 virtually on WebEx on Tuesday, March 16, 2021. This date, time and location was 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:

| | | |
|-------------------------------------|-----------|---|
| Nico Attanasio | Class I | P |
| Rafael Riquelme | Class II | P |
| Jimmy Chae | Class III | P |
| Kenneth Armellino | Class IV | P |
| Graeme Dutkowsky | Class IV | P |
| Paola Carolina Fajardo | Class IV | P |
| Alfred Moriarty | Class IV | P |
| Andrew Warta | Class IV | P |
| Gino Zilocchi | Class IV | P |
| Jim Savage | Alt #1 | P |
| Kevin Grom | Alt #2 | P |
| Jeff Keenan | Alt #3 | A |
| Ken Melamed | Alt #4 | P |
| Others: | | |
| Board Attorney, Matthew Root | | P |
| Board Engineer, Maser, Carl O'Brien | | P |
| Board Clerk, William Paige | | P |
| Construction Official, Paul Renaud | | A |

BUSINESS: Review and Approval of March 16, 2021 Minutes.
Chairman Dutkowsky calls for a motion to approve the February 16, 2021 minutes. Motion by Nico Attanasio, 2nd Ken Armellino.

ROLL CALL:

| | | |
|------------------------|----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | Y |
| Kenneth Armellino | Class IV | Y |
| Paola Carolina Fajardo | Class IV | Y |
| Alfred Moriarty | Class IV | Y |
| Andrew Warta | Class IV | Y |
| Gino Zilocchi | Class IV | Y |



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FORMAL: Change of Occupancy Approval Letter – Kitchen and Bath Showroom

Accurate Dimensions Contracting LLC

Block 909 Lot 15

149 Washington Avenue

- Matthew Root swears in Adam Frazer, 149 Washington Ave, Dumont.
- Mr. Frazer describes the business. He says that he's been in business for seven years, out of Ridgefield Park. A lot of his business goes to this area and wanted to have another showroom. He said the space would be an office and a display room. He doesn't expect to have more than one or two customers in the office at a time. He knows that there is plenty of parking in the area.
- Paola asks about window designs. Mr. Frazer said he would be just be doing some painting on the windows to match the business next door.
- Nico asks about parking spaces. Mr. Frazer says there would be two spaces for employees, and 4 or 5 spaces for customers. Nico also asks about trash removal. Mr. Frazer says that the majority of items would be "day to day" trash.
- Jim Savage asks about space for trucks delivering items.
- Gino asks about deliveries. Mr. Frazer says that he will be asking the property next door if he could use their space for unloading. It wouldn't be frequently since the majority of things delivered to the space would just be displays. Anything purchased by customers would go directly to the customer.
- Chairman Dutkowsky asks about signage at the location. Mr. Frazer says he will replace the sign that was there with a blue sign that matches the style of the space next to his location and that he has submitted an application for the permit for the sign.
- Chairman Dutkowsky asks if there are any more questions. No questions. Chairman Dutkowsky calls for a motion to approve the Change of Occupancy. Motion by Ken Armellino, 2nd by Nico Attanasio.

ROLL CALL:

| | | |
|------------------------|-----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | Y |
| Jimmy Chae | Class III | Y |
| Kenneth Armellino | Class IV | Y |
| Graeme Dutkowsky | Class IV | Y |
| Paola Carolina Fajardo | Class IV | Y |
| Alfred Moriarty | Class IV | Y |
| Andrew Warta | Class IV | Y |
| Gino Zilocchi | Class IV | Y |



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

FORMAL:

Review of "Bulk C" Variance

Convert existing dwelling from a single family back to dual family use

116 Lexington Avenue

Block 10, Lot 26

Ahmed Jaheen

- Alfred Acquaviva, attorney for the applicant, states that the architect that would have been giving testimony tonight is ill and not able to appear tonight. He has someone else from the firm ready to speak if allowed, but that person is not licensed in New Jersey.
- Ken Armellino says the application does not have a site plan.
- Chairman Dutkowsky says that he would prefer to hear from all professionals. Mr. Acquaviva requests an adjournment until the next meeting, at which point, he can have all of his professionals present. Mr. Root says the applicant will not need to re-notice for the next meeting.
- Chairman Dutkowsky calls for a motion to approve the adjournment. Motion by Ken Armellino. 2nd by Gino Zilocchi.

ROLL CALL:

| | | |
|------------------------|-----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | Y |
| Jimmy Chae | Class III | Y |
| Kenneth Armellino | Class IV | Y |
| Graeme Dutkowsky | Class IV | Y |
| Paola Carolina Fajardo | Class IV | Y |
| Alfred Moriarty | Class IV | Y |
| Andrew Warta | Class IV | Y |
| Gino Zilocchi | Class IV | Y |

FORMAL:

Review of "Bulk C" Variance – Pre-Existing Non-Conforming Vacant Lot

Construct a single-family home with attached garage, asphalt driveway

19 Lawrence Avenue

Block 707, Lot 11

Fawzi Abdelgani

- Nicholas G. Sekas, attorney for the applicant, introduces himself. He also introduces Fawzi Abdelgani (owner of 19 Lawrence) and Anwar Alkhatib (architect).
- Mr. Root swears in Mr. Alkhatib (151 West Passaic St, Rochelle Park, NJ).
- Mr. Sekas sums up the application. He says that he is looking to construct a single family house on an undersized lot.
- Mr. Alkhatib shares exhibits and discusses the plans for the property.
- Nico expresses his concerns that the proposed house is too big for the lot. Mr. Sekas says they are asking for a continuation of the existing non-conforming variances. Mr. Alkhatib says they will abide by all codes and that they will comply with any and all requests and recommendations from the Building Department and engineers.



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- Jimmy Chae asks Carl O'Brien for his opinion. Mr. O'Brien says if the plan is approved, he would be working with the Building Department to make sure that everything complies. Mr. O'Brien asks for a clarification on FAR. Mr. Sekas says that whatever comments that the board makes in a Resolution will be complied with.
- Ken Armellino asks for a motion to open to the public. 2nd by Nico Attanasio. All in favor. No questions. Ken Armellino asks for a motion to close to the public. 2nd by Al Moriarty. All in favor.
- Chairman Dutkowsky asks for clarification about how this application conforms with the town's Master Plan. Mr. Sekas says that the application conforms.
- Councilman Chae asks for clarification about why this application was denied. Mr. Sekas says any application would get denied here due to the undersized lot. Mr. O'Brien says the garage was excluded in FAR, but recommends that garage cannot be included in livable space. Including the garage in livable space would automatically trigger variances. Doug Bern states that all of these details would be recorded in a resolution.
- Gino Zilocchi asks about the size of this house compared to others in the area. Mr. Alkhatib says that he did compare to others in the area. Details are not audible.
- Al Moriarty expresses a concern about the size of the lot.
- Gino Zilocchi expresses concerns about landscaping.
- Mr. Root swears in Fawzi Abdelgani (294 Illinois Ave, Paterson, NJ). Mr. Abdelgani discussed his experience as an engineer and his experiences before other Land Use Boards.
- Mr. Bern asks Carl O'Brien if the bulk variances are eliminated, would the proposal be conforming? Mr. O'Brien says that would need to say "within the existing building envelope." He said they would be conforming, except the lot limitations of frontage, depth, and area.
- Mr. Sekas says that will comply with the codes of the Borough.
- Chairman Dutowsky calls for an application to approve the application. Ken Armellino calls for a motion to approve stipulations. 2nd by Graeme Dutkowsky.

ROLL CALL:

| | | |
|------------------------|-----------|---|
| Nico Attanasio | Class I | Y |
| Rafael Riquelme | Class II | Y |
| Jimmy Chae | Class III | Y |
| Kenneth Armellino | Class IV | Y |
| Graeme Dutkowsky | Class IV | Y |
| Paola Carolina Fajardo | Class IV | Y |
| Alfred Moriarty | Class IV | Y |
| Andrew Warta | Class IV | Y |
| Gino Zilocchi | Class IV | Y |

- Chairman Dutkowsky calls for a motion to adjourn. Motion by Nico Attanasio, 2nd by Rafael Riquelme. All in favor.
- Meeting over at 9:08 pm.