



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, June 21, 2022 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	A
Nico Attanasio	Class II	P
George Harvilla	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	E
Vacant	Class IV	
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	A
Kevin Grom	Alt #2	A
Carl Manna	Alt #3	P
Jimmy Chae	Alt #4	E
Others:		
Board Attorney, Matt Root		P
Board Engineer, Colliers, Marie Raffay		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of May 31, 2022 Minutes

- Vice-Chairman Zilocchi calls for a motion to approve the May 31, 2022 minutes. Motion by Ken Armellino, 2nd by Nico Attanasio.

ROLL CALL:

Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Carl Manna	Alt #3	Y



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MEETING MINUTES

FORMAL: VOTE - Returning Application – Mikab Properties

Review of Variance – (Subject involves two properties both zoned for Light Industrial)

75 Second Street – Bulk C Variance

Block 1108, Lot 2

21 Omaha Street - D (1) Use Variance along with a C (1) or C (2) parking related

Block 1109, Lot 48

Mikab Properties LLC

- Matthew Capizzi, representing the Application, asks for a head count of which members present are eligible to vote. All members present were at previous meetings where this case was presented and/or have read the minutes/listened to the audio.
- Mr. Capizzi states that the applicant has withdrawn the Second Street application and that it is no longer before the board. Only the Omaha Street application is being discussed. Mr. Capizzi also states that the only thing being discussed is the site plan use for the application.
- Mr. Harvilla expresses his concerns that the plans clearly state that the tower on the application is noted as a “cell tower” and not a “training tower.” He says that even if it’s designed to be used for training only, if it’s listed as “cell tower,” it could be used that way in the future.
- Mr. Capizzi says that there’s been “extensive testimony” that the tower will only be used for training purposes and that he would provide new plans to specify that the tower would not be a “cell tower.”
- Vice-Chairman Zilocchi expresses concern about “check and balances” of things that are approved by the Joint Land Use Board, but later modified by owners. Mr. Capizzi advises the board that if the application is approved, the Board would not need to approve a resolution until revised plans were submitted.
- Vice-Chairman Zilocchi asks for motion to approve the application. Ken Armellino makes the motion, but stipulates that the resolution must specify that the tower be used for training purposes only and not a telecommunications tower and before a resolution is approved, a revised plan must specify the use of the tower. 2nd by Al Moriarty.

ROLL CALL:

Nico Attanasio	Class II	N
George Harvilla	Class III	N
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	N
Gino Zilocchi	Class IV	N
Carl Manna	Alt #3	N



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MEETING MINUTES

FORMAL: Review of "Bulk C" Variance

Second floor addition to the rear of the house and a portion of first floor

115 Cresskill Avenue

Block 603, Lot 4

Justin Pedrick

- Joseph J. Bruno (the architect for the application), 29 Pascack Road, Park Ridge, NJ, 07656, is sworn in by Mr. Root.
- Mr. Root swears in Justin Pedrick. Mr. Pedrick summarizes the application and discusses their desire to have the addition due to family needs.
- Mr. Bruno shows plans for the addition and summarizes.
- Nico Attanasio makes a motion to open to the public for questions to the architect. 2nd by Andrew Warta. All in favor.
- No questions from public. Nico Attanasio makes a motion to close. 2nd by Carl Manna. All in favor.
- Nico Attanasio makes a motion to open for general public comment. 2nd by George Harvilla. All in favor.
- Mary Normoyle (106 Randolph Ave, Dumont, NJ) expresses her concern flooding that the addition could cause. Mr. Bruno states that the drainage on the property should be sufficient.
- Nico Attanasio makes a motion to close to public. 2nd by Andrew Warta. All in favor.
- Vice-Chairman Zilocchi asks for a motion to approve the application. Motion by Al Moriarty, 2nd by Ken Armellino.

ROLL CALL:

Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Carl Manna	Alt #3	Y

- Vice-Chairman Zilocchi calls for motion to adjourn. Motion by George Harvilla, 2nd by Andrew Warta. All in favor.