



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

SESSION: This is a special meeting of the Joint Land Use Board of the Borough of Dumont, held at Borough Hall at 50 Washington Ave.

Wednesday, October 26, 2022 at 7:30 PM

SUNSHINE LAW: This meeting is a special 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
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	E
Gino Zilocchi	Class IV	P
Vacant	Class IV	-
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	A
Carl Manna	Alt #3	E
Jimmy Chae	Alt #4	E
Others:		
Board Attorney, Doug Bern		P
Board Engineer, Colliers,		P
Board Secretary, Rebecca Vazquez		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of September 28, 2022 Minutes.

- Vice-Chairman Zilocchi points out a correction that he wants made to the minutes. Nico Attanasio make a motion to approve the minutes with the appropriate correction. 2nd by Ken Armellino.

- ROLL CALL VOTE:

Nico Attanasio	Class II	Y
George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y



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

- Andy DelVecchio, representing the applicant, starts off by going over exhibits being presented in the presentation.
- Mr. DelVecchio states that he represents MPMR, LLC, who are the current owners of the property. The property used to be a bank with a drive-thru. They're looking to demolish the current structure and build a mixed-use two story building with a Dunkin (with drive-thru) and additional retail space on the first floor and office space on the second floor. They're seeking a D1 Use Variance since Dumont currently prohibits drive-thrus for food. They're also seeking a C Variance for parking stall size and driveway width. They're also seeking other waivers and exceptions.
- Mr. DelVecchio states that the owners of the property currently own and operate the Dunkin location at 125 Washington Ave, which they would close upon opening the new location. He states that Dunkin's standards currently encourage franchisees to have drive-thrus.
- Mr. DelVecchio calls his first witness, William R. Vogt, Jr. Mr. Vogt (66 Grand Ave, 2nd Floor, Englewood, NJ 07631) is sworn in by Doug Bern. Mr. Vogt is a principal owner of L2A Land Design. His company prepared the site plans for the applicant.
- Mr. Vogt summarizes the site plans via exhibits. He states the rear of the building would be retail space. He says that the top floor would be exclusively office space.
- Mr. Vogt says the two driveways would be repurposed and redone. He also describes the drive-thru locations and set up. There would be two drive-thru order spots that would merge into one pick-up lane.
- Mr. Vogt says the new layout of the property would include much more pervious coverage than before.
- Mr. Vogt describes the proposed lighting plan for the site.
- Mr. Vogt states the proposed hours of operation for Dunkin are 5am until 9pm and that the drive-thru can host 13 vehicles.
- Mr. Vogt discusses trash pickup and delivery times.
- Mr. Vogt says that the application is also under review with Bergen County since the location is on a county road and the proposed curb cut may be bigger than standard.
- Board members ask about sidewalk setback and road size. Mr. Vogt says that proposed building meets all of the bulk requirements and setbacks.
- Al Moriarty asks about the "no left turn option" for the exit lane. Mr. Vogt says that is up to Bergen County, but it is currently set for "no left turn."
- Councilman Harvilla discusses traffic impact and signage.
- Vice-Chairman Zilocchi asks about the access of a fire truck. Mr. Vogt says that they would likely attempt to fight the fire from Washington Ave.
- Vice-Chairman Zilocchi asks about the hours of operation and if it's allowed in Dumont.
- Vice-Chairman Zilocchi makes a motion to open to the public. 2nd by Nico Attanasio. All in favor.
- Judy Parker (55 Susan Drive, Closter, NJ) expresses her concern about an overflow of traffic due to the drive-thru. Mr. Vogt says that the studies have shown the location should be able to handle the amount of cars and if it's not, it would be a Police/Code Enforcement issue. Ms. Parker also expresses her concerns about the sewers.



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- No further questions from public. Vice-Chairman Zilocchi asks for a motion to close to the public. Motion by Nico Attanasio, 2nd by Ken Armellino. All in favor.
- Marie Rafay, Colliers Engineering, is sworn in by Doug Bern. Ms. Rafay discusses the Belgian Block Curb and if it's allowed.
- Ms. Rafay says she suggested a 15" pipe connection pipe from the inlet and leveling out of the parking lot, while the plan currently has an 8". Mr. Vogt says they'll try to make 15" work.
- Ms. Rafay asks about the Electronic Vehicle charging stations that will be on site. Mr. Vogt states that they will be installed and operational by the time that the location is open.
- Ms. Rafay asks about lighting and hours of operation. Mr. Vogt states that lighting will be diminished when the location is not open for business.
- Al Moriarty asks about elevators on the property.
- Nico Attanasio asks about the health of the trees that are currently on the site.
- Mr. Vogt discusses the signage that will be on the property.
- Ken Armellino asks about visibility of signage.
- Jim Savage expresses concerns about signage, traffic, and the bus stop by the property.
- Marie Rafay asks about the functionality of the proposed electronic message board. Mr. Vogt states the message board would feature new items and/or specials. Ms. Rafay expresses her concerns about the board being classified as "electronic message board" which is currently prohibited in Dumont, but would just require a waiver.
- Debra Lawlor from Colliers Engineering asks about abundance of signs on the property. Mr. Vogt says that he "may have leeway" with the amount of signs that are on the location as per corporate mandates.
- Vice-Chairman Zilocchi asks for a motion to open to the public. Motion by Nico Attanasio, 2nd by Ken Armellino. All in Favor.
- No public comments/questions. Vice-Chairman Zilocchi asks for a motion to close to the public. Motion by Nico Attanasio, 2nd by Al Moriarty. All in favor.
- Mr. DelVecchio calls Rianna Kirchhof (181 High Street, Somerville, NJ 08876). Ms. Kirchhof is a traffic engineer with Dolan & Dean. Ms. Kirchhof is sworn in by Mr. Bern.
- Ms. Kirchhof summarizes the traffic study that was done on the area. The estimated peak hours would be in the morning, with 164 trips to Dunkin. Evening hours would be 74 trips. She also discusses the hours of the other local businesses and how it may impact traffic.
- Councilman Harvilla asks traffic and the impact of busy times and how Dunkin traffic may impact the bus traffic. Ms. Kirchhof states that the buses were not analyzed.
- Nico Attanasio asks about potential traffic issues for residents in nearby apartments. Ms. Kirchhof says that there wouldn't be any impact on the residents.
- Vice-Chairman Zilocchi asks if Northbound or Southbound traffic is the more difficult in the mornings. Ms. Kirchhof states Northbound is. Vice-Chairman Zilocchi expresses his concern since there would be a no-left turn out of the parking lot, and left would be Northbound.
- Vice-Chairman Zillochi requests to adjourn the meeting due to time and the abundance of other testimonial that would be needed. The board agrees to a date of 11/29 for another special meeting to continue this case.
- Vice-Chairman Zillochi calls for a motion to adjourn. Motion by Nico Attanasio, 2nd by George Harvilla. All in favor.