



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.

Tuesday, November 29, 2022 at 7:30 PM

SUNSHINE LAW: This 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	R
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	E
Vacant	Class IV	-
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	E
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	P
Carl Manna	Alt #3	P
Jimmy Chae	Alt #4	E
Others:		
Board Attorney, Doug Bern		P
Board Engineer, Colliers		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

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

- Doug Bern swears in Marie Raffay, Kristin Russell, and Phillip Greal from Colliers.
- Antimo Del Vecchio (representing the applicant) summarizes the case. He states that they have had some discussions from the county to address some concerns.
- Mr. Del Vecchio calls William R. Vogt, Jr (previously sworn in). Mr. Vogt presents exhibit A10, a revision of C-04. It shows a new plan for the bus stop, with the curb pulled in 5 feet. The new bus stop would be integrated into the building.
- Mr. Bern notes that the revised plans were not received 10 days in advance.
- Mr. Del Vecchio calls Connie Justis (1046 Nicholson Ave, Lakewood, Ohio, 44107). Ms. Justis worth with innovation and drive-thrus for Inspire (parent company for Dunkin). Ms. Justis describes the process for taking orders in the proposed two-lane drive-thru.



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- Gino Zilocchi expresses his concerns about traffic heading north. He also expresses his concern about the speed of the drive-thru compared to Chic-Fil-A. Ms. Justis states that places like Chic-Fil-A take longer due to longer prep time for the food.
- Nico Attanasio expresses his concerns about staff being able to maintain quick speeds in case of employees calling out. Ms. Justis states that the processes in place should prevent slow down.
- Jim Savage talks about "yield" or "stop" signs for the drive-thrus and discusses potential accidents.
- Carl Manna asks if any more Dunkins with this design/concept exist in New Jersey. Ms. Justis says that there is only one in NJ. Mr. Manna asks if any towns have rejected this design. Ms. Justis says "yes."
- Kristin Russell asks about potential delays at drive-thrus and customers waiting at parkign stalls.
- Marie Raffay asks about the order process if people have used the app to place the order. Ms. Justis says the process remains the same.
- Vice-Chairman Zilocchi asks for a motion to open to the public. Motion by Nico Attanasio, 2nd by Carl Manna. All in favor.
- Don Morrell (63 Depew Street, Dumont, NJ 07628) expresses his concerns about people making a left turn out of the parking lot.
- David Lee (1 Tobin Court, Dumont, NJ 07628) questions the changes to the width of the street.
- Carl Manna states his concerns with the traffic and the bus stop.
- Linda Lee (1 Tobin Court, Dumont, NJ 07628) states that doesn't believe people would abide by one lane at the drive-thru.
- Vice-Chariman Zilocchi asks for a motion to close to public. Motion by Nico Attanasio, 2nd by Ken Armellino. All in favor.
- Mr. Del Vecchio calls Oliver Young (architect) as his next witness.
- Mr. Young describes Exhibit A-11. This new exhibit has a slightly longer overhang than previous drawings. He also describes the details of the interior of the proposed Dunkin.
- Al Moriarty asks if an elevator is required. Mr. Young states he thinks it would not be required due to the small size of the building.
- Mr. Young describes the details of the signage on the site.
- Kristin Russell states that she will wait to question the architect since she has not been able to review the plans.
- Vice-Chairman Zilocchi asks for a motion to open to the public. Motion by Nico Attanasio, 2nd by Carl Manna. All in favor.
- No public comments. Vice-Chairman Zilocchi asks for motion to close to the public. Motion by Nico Attanasio, 2nd by Ken Armellino. All in favor.
- Kristin Russell asks if the canopy on the plans would need a variance.
- Phillip Grealy (traffic expert for Colliers) expresses his concerns.
- Carl Manna states that he would like a traffic control officer to be present at the next meeting.
- Mr. Del Vecchio states that he would fund a special meeting if necessary. Mr. Bern says they would carry to the 12/20 without further notice and that an announcement would be made that this case would be heard at a date in January.
- Vice-Chairman Zilocchi asks for a motion to adjourn. Motion by Nico Attanasio, 2nd by Carl Manna. All in favor.