



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.

Monday, June 5, 2023 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.

BUSINESS: Swearing in of newly appointed Joint Land Use Board Member (Kenneth Armellino).
- Kenneth Armellino is sworn in by Marc Leibman.

ROLL CALL:

Damon Englese	Class I	A
David Gluckman	Class II	P
John W. Russell III	Class III	P
Nico Attanasio	Class IV	P
Michael Francavilla	Class IV	E
Carl Manna	Class IV	E
Lisa Rossillo	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	E
Kevin Grom	Alt #2	A
Kenneth Armellino	Alt #3	P
Jimmy Chae	Alt #4	E
Others:		
Board Attorney – Marc Leibman		P
Board Engineer - Colliers		
Board Secretary - William Paige		E

- Chairman Attanasio appoints Kenneth Armellino to vote in place of Michael Francavilla.

BUSINESS: Review and approval of May 18, 2023 Minutes.
- Chairman Attanasio calls for a motion to approve the May 18, 2023 Minutes. Motion by Gino Zilocchi, 2nd by Lisa Rossillo.

ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Lisa Rossillo	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Kenneth Armellino	Alt #3	A



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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 Del Vecchio summarizes changes to the application. He states that the Board has a “choice” of retail or residential above. Mr. Del Vecchio also states the County agrees that there shall not be a left turn out of either proposed exit.
- Mr. Del Vecchio calls Bill Vogt to discuss the changes in the plans.
- Gino Zilocchi asks about the total number of apartments in the plan. Mr. Del Vecchio states there will be 7.
- Ken Armellino asks about the height of the building.
- Lisa Rossillo asks about handicap accessibility.
- Chairman Attanasio and Mr. Gluckman discuss fire exits.
- Chairman Attanasio asks for a motion to open to the public. Motion by Andrew Warta, 2nd by David Gluckman. All in Favor.
- No public present. Chairman Attanasio asks for a motion to close to the public. Motion by Andrew Warta, 2nd by David Gluckman. All in Favor.
- Mr. Del Vecchio calls Rianna Kirchhof (engineer) to discuss traffic.
- Gino Zilocchi expresses his concerns about traffic backup.
- Chairman Attanasio calls for a motion to open to the public. Motion by Andrew Warta, 2nd by Gino Zilocchi. All in favor.
- No public present. Chairman Attanasio asks for a motion to close to the public. Motion by Gino Zilocchi, 2nd by Andrew Warta. All in favor.
- Richard D'Andrea from Colliers Engineering discusses traffic.
- Mr. Del Vecchio calls Paul Grygiel (planner). Mr. Grygiel is sworn in by Mr. Leibman.
- Mr. Grygiel discusses the plan and the need for a variance.
- Chairman Attanasio asks about sewer services. Mr. Vogt states that no changes would need to be made to the manhole, but maybe the lateral. Mr. Vogt also states that permits will be needed for all potential sewer changes.
- Chairman Attanasio asks for a motion to open to the public. Motion by Andrew Warta, 2nd by Gino Zilocchi. All in favor.
- No public present. Chairman Attanasio asks for a motion to close to the public. Motion by Andrew Warta, 2nd by Lisa Rossillo. All in favor.
- Kristen Russel (Colliers) makes some comments about the variance request.
- Ken Armellino and Gino Zilocchi express their concerns about traffic and states that they would prefer a smaller building be built.
- Marc Leibman states that in general, residential buildings generate less traffic than retail.
- Mr. Del Vecchio asks to poll the Board to figure out if they prefer residential or commercial spaces.
- Four Board members state that they prefer residential. Two Board members state that they don't have a preference, other than having concerns about the height of the building.
- Mr. Del Vecchio asks to carry the application to the next regularly scheduled Joint Land Use Board meeting on June 27th.
- Chairman Attanasio asks for a motion to adjourn. Motion by Andrew Warta, 2nd by David Gluckman. All in favor.
- Meeting adjourned.