



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

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

Tuesday, October 24, 2023 at 7:30 PM

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

BUSINESS: Review and approval of September 26, 2023 Minutes.

- Chairman Attanasio calls for a motion to approve the September 26, 2023 minutes.
- Motion by Andrew Warta, 2nd by John Russell. All in favor.

ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Alt #1	Y

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



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- Marc Leibman states that the only people that should vote on this resolution are the people present that had voted against the application.
- Chairman Attanasio calls for a motion to approve the resolution. Motion by Andrew Warta, 2nd by Jim Savage.
- ROLL CALL VOTE:

Andrew Warta	Class IV	Y
Jim Savage	Alt #1	Y

FORMAL:

D6 Variance:
244 New Milford Ave
Block 721, Lot 10
Victor Kornberg

- Dennis Francis, attorney for the applicant, summarizes that variance request.
- Mr. Francis calls Matthew Evans, architect, to discuss the plans. Mr. Francis is sworn in by Mr. Leibman.
- John Dunlea, Neglia, states that he they had made some recommendations and that they had been addressed. Lyndsay Knight (planner for Neglia) also makes statements about the application.
- Carl Manna and Nico Attanasio ask the applicant questions about the application.
- Chairman Attanasio asks for a motion to open to the public. Motion by Andrew Warta, 2nd by Carl Manna. All in Favor.
- No public questions. Chairman Attanasio asks for a motion to close to the public. Motion by Andrew Warta, 2nd by David Gluckman. All in Favor.
- Mr. Francis summarizes the application.
- Chairman Attanasio calls for a motion to approve or deny the application. Motion to Approve by Andrew Warta, 2nd by Michael Francavilla.
- ROLL CALL VOTE:

David Gluckman	Class II	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Alt #1	Y

BUSINESS:

Other business.

- Carl Manna discusses updating the Joint Land Use Board fee schedule and re-writing the Escrow agreements.
- Mr. Leibman states that the Board would need the fees updated via Ordinance passed by the Borough Council. He also states that if Escrow is unpaid, it falls to the Borough to pay the remaining fees.
- Chairman Attanasio discusses the possibility of live streaming of meetings. Councilman Russell states that he would discuss the streaming with the Borough Administrator.
- The 2024 Joint Land Use Board meeting dates are discussed.
- Chairman Attanasio asks for motion to open to the public for general comments and questions. Motion by David Gluckman, 2nd by Carl Manna. All in favor.



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- No public present. Chairman Attanasio calls for a motion to close to the public. Motion by Andrew Warta, 2nd by Carl Manna. All in favor.

CLOSED SESSION: Litigation - 112 Washington Ave

- The Board goes into closed session.

BUSINESS: Authorization of Defense – Resolution

- Chairman Attanasio calls for a motion to approve the Authorization of Defense. Motion by John Russell, 2nd by Carl Manna.
- ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Alt #1	Y

- The Board asks Mr. Leibman to discuss a settlement with the attorney for 112 Washington Ave.
- Motion by David Gluckman, 2nd by Carl Manna.
- ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Alt #1	Y

- Chairman Attanasio calls for a motion to adjourn. Motion by Andrew Warta, 2nd by John Russell. All in favor.