



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, July 19, 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	P
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	A
Others:		
Board Attorney, Gloria Oh		P
Board Engineer, Colliers, Marie Raffay		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of June 21, 2022 Minutes

- Chairman Dutkowsky calls for a motion to approve the minutes.
- Ken Armellino states that the minutes should have included more discussion about last month's application for 21 Omaha.
- Nico Attanasio makes a motion to table the approval of the June 21, 2022 Minutes until the next meeting, after they have been revised. 2nd by Ken Armellino.

ROLL CALL VOTE:

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



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BUSINESS: Resolution -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

- Gloria Oh, attorney, summarizes the resolution.
- Chairman Dutkowsky calls for a motion to approve the resolution. Motion by Ken Armellino, 2nd by Nico Attanasio.

ROLL CALL VOTE:

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

FORMAL: Change of Tenancy – Drink Beany

52 W. Madison

Block 822, Lot 6

David Eom

- Gloria Oh swears in David Eom, owner of Drink Beany. Mr. Eom summarizes the nature of the business (healthy juices and tofu).
- Chairman Dutkowsky asks about the location.
- George Harvilla asks about menu items.
- Carl Manna asks if the previous tenants (dry-cleaner) were doing any work with chemicals on site. It was stated that they were not doing work at the location, so no chemicals were used.
- Chairman Dutkowsky calls for a motion to open to the public. Motion by Nico Attanasio, 2nd by Carl Manna. All in favor. No comments.
- Chairman Dutkowsky calls for a motion to close to the public. Motion by Nico Attanasio, 2nd by Gino Zilocchi. All in favor.
- Chairman Dutkowsky calls for a motion to approve the application. Motion by Nico Attanasio, 2nd by Ken Armellino.



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ROLL CALL VOTE:

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

- Chairman Dutkowsky calls for a motion to adjourn. Motion by Gino Zilocchi, 2nd by Andrew Warta. All in favor.