



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, August 23, 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	E
Nico Attanasio	Class II	E
George Harvilla	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	P
Vacant	Class IV	
Alfred Moriarty	Class IV	E
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	E
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, Kristin Russell		P
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of June 21, 2022 and July 19, 2022 Minutes.

- Chairman Dutkowsky calls for a motion to approve. Motion by George Harvilla, 2nd by Andrew Warta.

- ROLL CALL VOTE:

George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Andrew Warta	Class IV	Y
Carl Manna	Alt #3	Y



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BUSINESS: Resolution – Mikab Properties

Bulk C Variance (Subject involves two properties both zoned for Light Industrial)
75 Second Street
Block 1108, Lot 2

21 Omaha Street - D (1) Use Variance along with a C(1) or C (2) parking related
Block 1109, Lot 48
Mikab Properties LLC

- Doug Bern summarizes the Resolution.
- Chairman Dutkowsky calls for a motion to approve the Resolution. Motion by Carl Manna, 2nd by George Harvilla.

- ROLL CALL VOTE:

George Harvilla	Class III	Y
Kenneth Armellino	Class IV	N
Andrew Warta	Class IV	Y
Carl Manna	Alt #3	Y

FORMAL: Master Plan Re-Examination Hearing Report

Block 905, Lots 10, 11, 12, 13, 14
Block 1216, Lots 1, 7
Block 909, Lots 9, 10, 12, 13, 14, 15, 16
Block 1215, Lots 2, 14, 15 and 17

- Doug Bern swears in Kristin Russell (Joint Land Use Board Planner).
- Ms. Russell discusses the Municipal Master Plan and how it needs to be Re-Examined every 10 years. She states that Dumont's current Master Plan is from 1981. It has last been Re-Examined in 2014.
- She states how this Re-Examination would recommend possible expansion of the B2 and Overlay zones to "bolster" the Downtown Area.
- Ms. Russell also says that all state and local laws that have changed must be incorporated.
- George Harvilla asks about County is in the process of updating their own Master Plan and asks how that would impact the Borough Master Plan. Ms. Russell says County Master Plans do not "trigger immediate" amendments to the Borough's, but after the County Master Plan is adopted, amendments may need to be made to the Borough's.
- Carl Manna expresses his concerns about COAH obligations. Ms. Russell say the new Master Plan will not bring the Borough out of compliance.
- Ken Armellino asks about the Overlay Zone on the map, if it's the proposed or current. Ms. Russell states that it's proposed. She also states that the Overlay Zone is not expanded much and that an area by the railroad tracks that is currently zoned as LI may be re-zoned as B2.
- Chairman Dutkowsky states that this process is just supplemental to the current Master Plan and would bring the Master Plan up to current state guidelines.
- Chairman Dutkowsky asks for a motion to open to the public. Motion by Andrew Warta, 2nd by Carl Manna. All in favor.
- Tom Kelly (70 Beacon Street) expresses his concerns about the number of apartments and the affordable housing units. Mr. Kelly also expresses his concerns about the process in which this is happening and mentions a survey that the town had done in the past to discuss what type of



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redevelopment that residents were and weren't interested in. Mr. Kelly also expresses his concerns on if it would be the Joint Land Use Board or the Borough Council would make decisions on what changes in the Master Plan. Mr. Kelly brings up a lack of protection of historic buildings in town.

- Kristin Russell says that the Re-Evaluation of the Master Plan could include many of the issues that were brought up.
- Chairman Dutkowsky states Dumont is currently operating under the 1981 Master Plan with minor revisions in 2007 and 2014.
- Kristin Russell says with tonight's meeting, the Borough would be formalizing their interest in downtown growth, but no re-zoning would be happening tonight.
- Doug Bern says that re-zoning would be the result of the governing body, but the planning board would look at it.
- George Harvilla states that he believes a new Master Plan would be major undertaking and that what's happening now is just exploratory.
- Jim Savage asks "what's the deliverable?" Ms. Russell says the document is the deliverable. Doug Bern states that all Planning Boards in the NJ are tasked with updating their Master Plans. He says that doing this is part of the function of the Planning Board and how it's worth looking at just for the chance to being able to address various issues in town. Even if nothing changes, it's good to look at it.
- Chairman Dutkowsky calls for a motion to close to public. Motion by Andrew Warta, 2nd by Carl Manna. All in favor.
- Chairman Dutkowsky calls for a motion to adopt the Master Plan Re-examination Report. Motion by George Harvilla, 2nd by Andrew Warta.

ROLL CALL VOTE:

George Harvilla	Class III	Y
Kenneth Armellino	Class IV	N
Graeme Dutkowsky	Class IV	Y
Andrew Warta	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y
Carl Manna	Alt #3	Y



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FORMAL: Preliminary Investigation Non-Condensation Redevelopment Area for Supermarket Properties

Block 1215, Lots 2, 14, 15 and 17

- Doug Bern says that the Joint Land Use Board had received a resolution from the Council to authorize a non-condemnation redevelopment study.
- Kristin Russell describes the process for this type of study. She also states that under “non-condemnation,” the Governing Body does not get Eminent Domain authority and that no owner would lose their property.
- At Mr. Bern’s request, Ms. Russell lists the criteria for redevelopment: deterioration, vacant or abandoned buildings, public vacant land, obsolete layout or design, property ownership/title issues, fire and natural disasters, urban enterprise zones, and smart growth consistency. Under the Redevelopment study, she would see if any/all of the properties in the study area would qualify.
- Ken Armellino asks about the process. He wants to make sure that if the JLUB votes yes on the Redevelopment studies that Ms. Russell would return next month with her findings to determine if the areas fit the qualifications for development and if the Governing Body is bound by the recommendations of the Joint Land Use Board. Ms. Russell says that is the process and that the Governing Body is not bound by the recommendations.
- Chairman Dutkowsky asks what type of findings may be in the study. Ms. Russell says that the findings would be “if the areas qualify or not and why.”
- Mr. Bern asks Ms. Russell to discuss the second area.

FORMAL: Preliminary Investigation Non-Condensation Redevelopment Area

Block 905, Lots 10, 11, 12, 13, 14

Block 1216, Lots 1, 7

Block 909, Lots 9, 10, 12, 13, 14, 15, 16

- Ms. Russell talks about the second area.
- Ken Armellino asks for addresses to be included in the study, since the original versions only have Block/Lot descriptions.
- Chairman Dutkowsky asks if economics would be involved in the study. Ms. Russell says no.
- Chairman Dutkowsky asks for a motion to open to public on both areas but notes that both areas will need to be voted on separately. Motion by Andrew Warta, 2nd by Carl Manna. All in favor.
- Tom Kelly (70 Beacon Street) asks if current property owners that are not developers are impacted by development studies. Ms. Russell states that this is Non-Condensation, so there would no impact on the ownership of the property. A property owner may be motivated to purchase property, but if they were to change, they could change per the new regulation.
- Chairman Dutkowsky calls for a motion to close to the public. Motion by George Harvilla, 2nd by Carl Manna. All in favor.



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- Ken Armellino makes a motion to approve the study. 2nd by Carl Manna.

ROLL CALL VOTE (Block 1215, Lots 2, 14, 15 and 17)

George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y
Carl Manna	Alt #3	Y

- Ken Armellino makes a motion to approve the study. 2nd by Carl Manna.

ROLL CALL VOTE (Block 905, Lots 10, 11, 12, 13, 14

Block 1216, Lots 1, 7

Block 909, Lots 9, 10, 12, 13, 14, 15, 16)

George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Graeme Dutkowsky	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Kevin Grom	Alt #2	Y
Carl Manna	Alt #3	Y

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