



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, December 20, 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	E
George Harvilla	Class III	P
Kenneth Armellino	Class IV	P
Graeme Dutkowsky	Class IV	E
Vacant	Class IV	
Alfred Moriarty	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	E
Carl Manna	Alt #3	P
Jimmy Chae	Alt #4	A
Others:		
Board Attorney, Gloria Oh		P
Board Engineer, Colliers		E
Board Clerk, William Paige		P
Construction Official, Robert Sherrow		A

BUSINESS: Review and Approval of November 15, 2022 Meeting Minutes.

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

ROLL CALL VOTE:

George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	A
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Carl Manna	Alt #3	Y



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BUSINESS: Review and Approval of November 29, 2022 Special Meeting Minutes.

- Chairman Dutkowsky calls for a motion to approve. Motion by Ken Armellino, 2nd by Carl Manna.

ROLL CALL VOTE:

George Harvilla	Class III	A
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	A
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Carl Manna	Alt #3	Y

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

- This application has been carried.

FORMAL: Change of Use – 14 West Madison (Block 905, Lot 14)
Surinder Kaur

- Ms. Surinder Kaur (339 Oradell Ave, Paramus, NJ 07652) is sworn in by Gloria Oh.
- Ms. Kaur summarizes her business, threading and waxing.
- Ken Armellino asks if any changes will be made to the space. Ms. Kaur states that no changes would be made.
- Carl Manna asks if the business needs to be inspected by the Health Department. Vice-Chairman Zilocchi states that the application does not require any Health Department inspections.
- Ken Armellino makes a motion to approve the application, 2nd by Andrew Warta.

ROLL CALL VOTE:

George Harvilla	Class III	Y
Kenneth Armellino	Class IV	Y
Alfred Moriarty	Class IV	Y
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Jim Savage	Alt #1	Y
Carl Manna	Alt #3	Y

BUSINESS: Authorization to advertise for RFQs for 2023.

- Vice-Chairman Zilocchi asks for a motion to approve the authorization. Motion by Carl Manna, 2nd by George Harvilla. All in favor.



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BUSINESS: Formation of 2023 RFQ Committee.

- Vice Chairman Zilocchi states that the Committee should consist of 3 members. Ken Armellino points out that many of the Board members' terms are expiring and that only members who are not expiring should be appointed to the RFQ Committee.
- The Committee was made as Chairman Graeme Dutkowsky, Vice-Chairman Gino Zilocchi, and Andrew Warta.

BUSINESS: Approval of 2023 Meeting Dates.

- Meeting Dates for 2023 will be the 4th Tuesday of every month, with the exception of December, when the meeting will be on Thursday, December 21.
- Vice-Chairman Zilocchi calls for a motion to approve the dates. Motion to approve Andrew Warta, 2nd by Carl Manna. All in favor.
- Vice-Chairman Zilocchi calls for a motion to adjourn. Motion by George Harvilla, 2nd by Andrew Warta. All in favor.