



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.

Thursday, March 30 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* and *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	E
Gino Zilocchi	Class IV	E
Jim Savage	Alt #1	A
Kevin Grom	Alt #2	P
VACANT	Alt #3	-
Jimmy Chae	Alt #4	P
Others:		
Board Attorney – Marc Leibman		P
Board Engineer - Colliers		P
Board Secretary - William Paige		P

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

- Andy Del Vecchio, on behalf of the applicant, summarizes the prior presentations for the application.
- Mr. Del Vecchio discusses some of the changes to the revised plans.
- Mr. Del Vecchio calls Bill Vogt (planner) addresses the bus stop and other property issues. Mr. Vogt states that there have been discussions with Bergen County to move the bus stop and redesign it.
- Michael Francavilla asks if the new pull-off lane for buses is approved by the County. Mr. Vogt says it will be approved and the NJ Transit is okay with the changes.
- Chairman Attanasio asks questions about the buses.
- Vice-Chairman Manna ask about the width of Washington Ave. Mr. Vogt says it's "28 feet from curb to curb" and 5 feet would be added for the buses. Mr. Manna also asks about the proposed canopy.
- Jimmy Chae asks about the traffic study.



DUMONT JOINT LAND USE BOARD

MEETING MINUTES

- Chairman Attanasio asks for a motion to open to public. Motion by Jimmy Chae, 2nd by Carl Manna. All in favor. No public present. Chairman Attanasio asks for a motion to close to public. Motion by Jimmy Chae, 2nd by Dave Gluckman. All in favor.
- Mr. Del Vecchio calls Raanaa Kirchhof to discuss the traffic study.
- Richard Diandrea from Colliers Engineering discusses the traffic.
- Board members express concerns about traffic concerns.
- Chairman Attanasio asks Police Chief Brian Joyce to testify about his traffic concerns. Mr. Leibman swears in Chief Joyce.
- Jim Savage and Jimmy Chae discusses his concerns about traffic.
- Chief Joyce states that his concerns are with the North entrance being two ways. He says that it should only be an entrance, not an exit.
- Chairman Attanasio calls for a motion to open to the public. Motion by Jimmy Chae, 2nd by Carl Manna. All in favor. No public present. Chairman Attanasio calls for a motion to close to the public. Motion by Dave Gluckman, 2nd by Carl Manna. All in favor.
- Mr. Del Vecchio asks to carry the application to another date and revise the plans. The Board agrees on May 18th for a Special Meeting.

BUSINESS: Approval of Resolution for hire of CSG Law as Joint Land Use Board Attorney for 2023.

- Chairman Attanasio calls for a motion to approve or deny the Resolution. Motion by Jimmy Chae, 2nd by Carl Manna.

ROLL CALL VOTE:

David Gluckman	Class II	Y
John W. Russell III	Class III	N
Nico Attanasio	Class IV	Y
Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Jim Savage	Alt #1	Y
Jimmy Chae	Alt #4	Y

BUSINESS: Discussion of Joint Land Use Board By-Laws.

- The Board discusses the By-Laws.

BUSINESS: Discussion of necessary classes for Joint Land Use Board members.

- The Board discusses the classes needed for Members.
- Chairman Attanasio calls for a motion to adjourn. Motion by Jimmy Chae, 2nd by Dave Gluckman. All in favor.