



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, June 27, 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	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	A
Kenneth Armellino	Alt #3	P
Jimmy Chae	Alt #4	E
Others:		
Board Attorney – Marc Leibman		P
Board Engineer - Colliers		P
Board Secretary - William Paige		P

BUSINESS: Review and approval of February 28, 2023 Minutes.

- Chairman Attanasio calls for a motion to approve the February 28, 2023 minutes.
- Motion by David Gluckman, 2nd by Andrew Warta.
- **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

BUSINESS: Review and approval of March 8, 2023 Minutes.

- Chairman Attanasio calls for a motion to approve the March 8, 2023 minutes.
- Motion by John Russell, 2nd by Andrew Warta.
- **ROLL CALL VOTE:**

David Gluckman	Class II	
John W. Russell III	Class III	Y
Nico Attanasio	Class IV	



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Michael Francavilla	Class IV	Y
Carl Manna	Class IV	Y
Andrew Warta	Class IV	
Gino Zilocchi	Class IV	
Jim Savage	Alt #1	
Kenneth Armellino	Alt #3	

BUSINESS: Review and approval of June 5, 2023 Minutes.

- Chairman Attanasio calls for a motion to approve the June 5, 2023 Minutes.
- Motion by John Russell, 2nd by
- **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
Gino Zilocchi	Class IV	Y

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

- Charles Rabolli (filling in for Andy Del Vecchio) represents the applicants.
- Mr. Rabolli calls Oliver Young, architect, to discuss recent changes to the plans.
- Chairman Attanasio asks if it's required to have a fire escape. Mr. Young states that there are sufficient escape routes.
- Carl Manna asks about drainage.
- Chairman Attanasio and Andrew Warta discuss access to the roof.
- Gino Zilocchi asks about the elevator location and the location of certain parking spaces.
- Carl Manna asks fire suppression. David Gluckman (Fire Marshall) addresses Mr. Manna's concerns.
- Chairman Attanasio asks for a motion to open to the public. Motion by Carl Manna, 2nd by Andrew Warta. All in favor.
- No public present. Chairman Attanasio calls for a motion to close to the public. Motion by Carl Manna, 2nd by Andrew Warta All in favor.
- Mr. Rabolli calls William Vogt. Mr. Vogt discusses some changes to the plans.
- Mr. Leibman discusses his concerns about parking for residents vs. customers.
- Chairman Attanasio discusses his concern about sewers.
- Mr. Manna discusses grease traps. Mr. Vogt says it may not be required due to the Dunkin location not making food on the site.
- Chairman Attanasio asks for a motion to open to the public for questions for Mr. Vogt. Motion by Carl Manna, 2nd by Andrew Warta. All in favor.
- No public present. Chairman Attanasio calls for a motion to close the public for questions for Mr. Vogt. Motion by Carl Manna, 2nd by Andrew Warta. All in favor.
- Chairman Attanasio asks for motion to open to the public for general questions about the application. Motion by Carl Manna, 2nd by Andrew Warta. All in favor.



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- No public present. Chairman Attanasio calls for a motion to close the public for general questions about the application. Motion by Carl Manna, 2nd by Andrew Warta. All in favor.
- Chairman Attanasio calls for motion to accept or deny the application. Motion to accept by Carl Manna, 2nd by David Gluckman.
- **ROLL CALL VOTE:**

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

- The application is denied.
- Mr. Rabolli asks if the Board would allow slightly different plans. Mr. Leibman suggest that Mr. Rabolli talk to Mr. Del Vecchio and reach out to him.

BUSINESS: Other business.

- Chairman Attanasio discusses bills that were paid by the Board.
- No other business.
- Chairman Attanasio calls for a motion to adjourn.
- Motion by Gino Zilocchi, 2nd by Andrew Warta. All in favor.