



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, September 26, 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	E
Lisa Rossillo	Class IV	P
Andrew Warta	Class IV	P
Gino Zilocchi	Class IV	P
Jim Savage	Alt #1	P
Kevin Grom	Alt #2	E
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

FORMAL: D6 Variance:
244 New Milford Ave
Block 721, Lot 10
Victor Kornberg

- Dennis Francis, attorney for the applicant, states that their planner was unable to attend and they request the application be carried until the next meeting, October 24th. The Board agrees. Board Attorney Marc Leibman states that no addition notice is needed.



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BUSINESS: Review and approval of August 22, 2023 Minutes.

Chairman Attanasio calls for a motion to approve the August 22, 2023 minutes. Motion by John Russell, 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
Andrew Warta	Class IV	Y
Gino Zilocchi	Class IV	Y
Kenneth Armellino	Alt #3	Y

FORMAL: Request for Reconsideration:

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

- Andy Del Vecchio, attorney for the applicant, makes his formal request for reconsideration.
- Jim Savage expresses his concerns with the drive-thru.
- Chairman Attanasio calls for a motion to reconsider the application. Motion by David Gluckman, 2nd by Michael Francavilla.
- **ROLL CALL VOTE:**

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

- The vote was 5-2 for reconsideration. The applicant can proceed with the amended application.
- Mr. Del Vecchio calls Will Vogt. Mr. Vogt discusses the new plans.
- Chairman Attanasio asks about parking spaces.
- Jim Savage expresses his concerns with the drive-thru.
- Gino Zilocchi asks if the building will have an elevator.
- Michael Francavilla discusses the proposed bus pull-off and how it would be a benefit to the residents.
- Marc Leibman asks if the County would approve the bus pull-off and how the County would likely impose some of their own conditions.
- Chairman Attanasio asks for a motion to open to the public for questions for Mr. Vogt. Motion by Gino Zilocchi, 2nd by Andrew Warta. All in favor.
- No questions for Mr. Vogt. Chairman Attanasio asks for a motion to close to the public. Motion by Gino Zilocchi, 2nd by Andrew Warta. All in favor.
- Chairman Attanasio asks for a motion to open to the public for comments. Motion by Mike Francavilla, 2nd by Gino Zilocchi. All in favor.



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- No public comments for the application. Chairman Attanasio calls for a motion to close to the public. Motion by Andrew Warta, 2nd by Lisa Rossillo. All in favor.
- Mr. Del Vecchio summarizes the application. He states that the franchisee may lose their current location if a drive-thru is not included, since Dunkin is no longer opening locations without them.
- Gino Zilocchi and Andrew Warta express their concerns about the drive-thru.
- Michael Francavilla states that he feels a drive-thru would meet consumer needs.
- Jim Savage expresses his concerns about the drive-thru and if it would set a precedent. Mr. Leibman states that it would not be a precedent about any application after this one would be unique.
- Chairman Attanasio calls for a motion to approve or deny the application. Motion to approve by Lisa Rossillo, 2nd by Michael Francavilla.
- **ROLL CALL VOTE:**

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

- The vote is 4-3 in favor. In order to be approved, it would have needed 5 yes votes.
- **OTHER BUSINESS:**
 - The Board discusses options for live streaming the meetings.
- Chairman Attanasio asks for a motion to open the public for general comments or questions. Motion by Andrew Warta, 2nd by Gino Zilocchi. All in favor.
- Bill Boicchio expresses his concerns about the Board members being certified.
- Chairman Attanasio asks for motion to close to the public for general comments or questions. Motion by Andrew Warta, 2nd by Gino Zilocchi. All in favor.
- Chairman Attanasio asks for a motion to adjourn. Motion by Gino Zilocchi, 2nd by Andrew Warta. All in favor.