

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
FEBRUARY 1, 2007

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, February 1, 2007. Chairman Bair opened the meeting at 8:00 PM, and invited Mr. Howard to lead the assembly in the Pledge of Allegiance. In compliance with the Open Public Meetings Act, the clerk has notified all officially published newspapers of this meeting, and notice has been posted in the Municipal Office.

ROLL CALL:

Mr. Robert Adams – Present
Chairman Steven Bair – Present
Mr. Jeffrey Bischoff – Present
Mr. Thomas Callagee – Present
Ms. Danielle DiPaola – Present
Mr. Gary Goursky – Present
Councilman Christopher Heyer – Present
Mr. Barry Howard – Present
Mayor Louis Lamatina – Present
Mr. John Lazar – Present
Mr. Mark Orecchio – Present

Mrs. Barbara Looney – Board Secretary – Present
Mr. Christopher Martin – Board Attorney – Present
Mr. Paul Niehoff – Borough Engineer – Absent – attendance not requested
Mr. Mike Sartori – Construction / Zoning Officer – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on December 21, 2006, as amended, by Mr. Goursky, seconded by Mr. Orecchio, and carried.

A motion was made to approve the minutes for the meeting held on January 18, 2007, as amended, by Mr. Goursky, seconded by Mayor Lamatina, and carried.

CORRESPONDENCE:

- Application for Commercial Certificate of Occupancy – Bello – 14 Emerson Plaza West – the Secretary advised the Board this request was withdrawn
- Application for Commercial Certificate of Occupancy – Balboni – 14 Emerson Plaza West
- Memo from Chief Tom Carlos – Fire Department – Re: Oritani Savings Bank
- Memo from Job & Job – dated 1/26/07 – Re: Heck & Sons, LLC
- Memo from Wells, Jaworski, Liebman & Paton – dated 1/30/07 – Re: Oritani Savings Bank – requesting an adjournment to our meeting of February 15, 2007
- Memos from Job & Job – dated 1/31/07 – Re: PNC Bank
- New Jersey Planner – December 2006 / January 2007

VOUCHERS:

The Secretary stated there are no vouchers.

BALBONI – 14 EMERSON PLAZA WEST – CHANGE OF TENANCY:

Ms. DiPaola excused herself from the dais. Ms. Maria Balboni was present and is interested in renting space at 14B Emerson Plaza West for the purpose of Pilates studio – a one-on-one type of exercise. The space is approximately 710 square feet, with a front entrance; there are 2 parking spaces in the rear and on street parking behind the Cookie Cupboard and on Emerson Plaza West. If the business goes well, an additional employee may be added; the hours of operation are by appointment only – most appointments will start at 8 AM, with the last class at 7 PM.

A motion was made to approve the Change of Tenancy by Mayor Lamatina, seconded by Mr. Goursky, and carried, with all members voting in the affirmative, none opposed.

Mr. Martin will prepare a Resolution for our next meeting. Ms. Balboni thanked the Board for their time and consideration.

MCGUINNESS / CULLEN – MAJOR SOIL MOVEMENT PERMIT – RESOLUTION:

Mr. Martin reviewed the Resolution for the Board, and confirmed the times and route of soil movement will be coordinated with the Emerson Police Department.

A motion was made to memorialize the Resolution by Mr. Adams, seconded by Mayor Lamatina, and carried. Roll call vote as follows:

Ms. DiPaola – yes
 Councilman Heyer – yes
 Mr. Bischoff – yes
 Mr. Goursky – yes
 Mr. Lazar – yes
 Mr. Orecchio – yes
 Mayor Lamatina – yes
 Mr. Adams – yes
 Chairman Bair – yes

BRANDRETH – 12 EMERSON PLAZA WEST – RESOLUTION:

After Board review of the Resolution, prepared by Mr. Madaio, a motion was made to memorialize the Resolution, as amended, by Mr. Orecchio, seconded by Mr. Goursky, and carried. Roll call vote as follows:

Mr. Adams – yes
 Mr. Goursky – yes
 Mr. Orecchio – yes
 Chairman Bair – yes

THOMPSON – 177 KINDERKAMACK ROAD – RESOLUTION:

After Board review of the Resolution, prepared by Mr. Madaio, a motion was made to memorialize the Resolution, as amended, by Mr. Goursky, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

Mr. Adams – yes
Mr. Orecchio – yes
Mr. Goursky – yes
Chairman Bair – yes

GOOD AND WELFARE:

A motion was made to open public session by Mr. Adams, seconded by Councilman Heyer, and carried, with no comments.

A motion was made to close public session by Councilman Heyer, seconded by Mayor Lamatina, and carried.

A motion was made to go into executive closed session by Mr. Goursky, seconded by Mr. Adams, and carried. These minutes will be retained, and once the matter involving the confidentiality of this issue no longer requires that confidentiality, the minutes will be made public.

A motion was made to go into public session by Mr. Orecchio, seconded by Mr. Goursky, and carried.

ANY BOARD MEMBER:

Chairman Bair referred to the Redevelopment Ordinance and requested Board members review the front setbacks, especially on Kinderkamack Road. In Mr. Burgis' reexamination report, he suggested we review the setbacks, heights, floor area ratios, and building envelopes. Councilman Heyer suggested we get input from Mr. Sartori with regard to these issues, and Chairman Bair requested the Secretary send Mr. Sartori a memo requesting his attendance at our next meeting.

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Adams, seconded by Mr. Bischoff, and carried.

Respectfully submitted,

Barbara Looney