

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**JUNE 18, 2009**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, June 18, 2009. Vice Chairwoman DiPaola opened the meeting at 8:00 PM, and invited Mrs. Looney 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:**

Councilman Steven Bair – Present  
 Chairman Jeff Bischoff – Absent  
 Mr. Tom Callagee – Present  
 Ms. Danielle DiPaola – Present  
 Mr. Gary Goursky – Present  
 Mr. Brian Lacey – Present  
 Mayor Lou Lamatina – Present  
 Mr. Christopher Leins – Absent  
 Mr. Mark Orecchio – Absent  
 Mrs. Germaine Ortiz – Present – arrived at 8:20  
 Mr. Gary Schwinder – Present  
 Mr. Christopher Martin – Present  
 Mrs. Barbara Looney – Present  
 Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested  
 Mr. Paul Niehoff – Absent – attendance not requested

**MINUTES:**

A motion was made to table approval of the minutes for the meeting held on May 21, 2009 by Mr. Schwinder, seconded by Councilman Bair, and carried.

**CORRESPONDENCE:**

- Memo from Maser Consulting – dated 6/11/09 – Re: A & R Builders
- Memos from residents – DeGuzman, Miklovic and Filchack – received 6/16/09 – Re: Inserra / Shoprite
- Memo from Sgt. Mottley – Emerson Police Department – dated 6/18/09 - Re: Inserra / Shoprite

**VOUCHERS:**

- \$640.00 – Maser Consulting – Re: A & R Builders
- 324.00 – Maser Consulting – Re: Stavrou Family
- 157.50 – Maser Consulting – Re: Northern Valley Developers
- 72.50 – Maser Consulting – Re: Northern Valley Developers
- 145.00 – Maser Consulting – Re: Hackensack Golf Club
- 507.50 – Maser Consulting – Re: Inserra / Shoprite
- 287.50 – Morrison Mahoney – Re: Hackensack Golf Club
- 337.50 – Morrison Mahoney – Re: Northern Valley Developers
- 175.48 – Morrison Mahoney – Re: Emerson Hotel
- 340.00 – MGL Business – Re: Minute books and paper

A motion was made to approve these vouchers by Mayor Lamatina, seconded by Mr. Goursky, and carried.

### **STAVROU FAMILY – 348 KINDERKAMACK ROAD – RESOLUTION**

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mayor Lamatina, seconded by Mr. Goursky, and carried. Roll call vote as follows:

Mr. Schwinder – yes  
 Mr. Callagee – abstain  
 Councilman Bair – yes  
 Mr. Lacey – yes  
 Mr. Goursky – yes  
 Mayor Lamatina – yes  
 Vice Chairwoman DiPaola - abstain

### **INSERRA / SHOPRITE – 495 OLD HOOK ROAD – RESOLUTION**

Mr. John Lamb, of Beattie Padovano, was present and is representing the applicant. Mr. Lamb stated that he received copies of memos from the 3 residents in the area, Sgt. Mottley, and Mike Sartori, Construction Official. Mayor Lamatina referred to Sgt. Mottley's and the residents memos and would like Mr. Lamb to address – Mr. Lamb stated the Police Department was not present at the initial hearing – and the Board discussed the location of the handicap spaces. In checking with the applicant and the landlord – no complaints have been logged in, since the new owner purchased the property with regard to debris, traffic, and lighting. Mr. Lamb stated this is a maintenance issue, not part of an approval. Mr. Lamb agreed to respond to the 3 residents and give them the proper contact information for any issues. Mayor Lamatina also brought up the freestanding sign – Mr. Lamb stated they have been in contact with the County of Bergen - they do not want the freestanding sign in the right-of-way – and it has been removed. Mayor Lamatina referred to Mr. Sartori's memo with regard to the DVD rental and amusement machines – Mr. Lamb stated we received this notice late today – usually these machines are under a "licensing" ordinance – Mr. Lamb also stated these machines were not part of the application, and we will check into further. Mr. Schwinder stated a lighting plan was not submitted as part of the application, and feels it is important due to the construction of the new sidewalk along the Main Street side of the building.

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mayor Lamatina, seconded by Mr. Goursky, and carried. Roll call vote as follows:

Mrs. Ortiz – yes  
 Mr. Schwinder - yes  
 Mr. Callagee – yes  
 Councilman Bair – yes  
 Mr. Lacey – yes  
 Mr. Goursky – yes  
 Mayor Lamatina – yes  
 Vice Chairwoman DiPaola – abstain

Mr. Lamb and Mr. Inserra thanked the Board for their time and consideration.

**GREEN ELEMENT TO THE MASTER PLAN:**

The Secretary advised the Board she received a call from Chairwoman Joan Martin, of the Environmental Commission, who stated she would be unable to attend this evening's meeting.

**ANY BOARD MEMBER:**

Councilman Bair stated that he requested a review of the Redevelopment Designation be on the agenda this evening's meeting, and the Borough has received an objection to the COAH plan submitted late last year – due to number of units and building height, based on the Redevelopment Plan approved in March 2006. Mayor Lamatina stated the plan needs to be reviewed at least once a year. Councilman Bair has made some revisions, previously emailed to all Board Members, and invited the Board to appear at the next meeting of the Governing Body scheduled for Tuesday, July 7<sup>th</sup>.

**GOOD AND WELFARE:**

A motion was made to open public session by Mayor Lamatina, seconded by Mr. Goursky, and carried, with no comments.

A motion was made to close public session by Councilman Bair, seconded by Mr. Goursky, and carried.

**ADJOURNMENT:**

A motion was made to adjourn the meeting by Mayor Lamatina, seconded by Mrs. Ortiz, and carried.

Respectfully submitted,

Barbara Looney