

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
JULY 20, 2006

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, July 20, 2006. Chairman Bair opened the meeting at 8:00 PM, and invited Mrs. DeSalvo 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. Owen Cassidy – Present
 Mrs. Marcia DeSalvo – Present
 Mr. Gary Goursky – Present
 Mr. Mark Orecchio – Present
 Mayor Steven Setteducati – Present
 Councilman Brian Todd – Present
 Mr. Mark Madaio – Present
 Mrs. Barbara Looney – Present
 Mr. Mike Sartori – Construction / Zoning Officer – Absent – attendance not requested
 Mr. Ken Job – Borough Engineer – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on May 18, 2006 by Mrs. DeSalvo, seconded by Mr. Goursky, and carried.

CORRESPONDENCE:

- Memo from Jacobs & Bell – dated 5/16/06 – Re: Home for the Armenian Aged
- Memo from Jim Wagner – dated 5/18/06 – Re: 58 Kinderkamack Road, LLC
- Memo from Carol Dray – dated 5/23/06 – Re: Redevelopment Plan
- Memo from Newman & Denburg – dated 5/26/06 – Re: 9 Ackerman Avenue
- Memo from Mayor Setteducati – dated 6/12/06 – Re: Redevelopment Plan
- Memo from Schepisi & McLaughlin – dated 6/13/06 – Re: 9 Ackerman Avenue
- Memo from Mark Madaio – dated 6/14/06 – Re: 9 Ackerman Avenue
- Memo from Access Computer Floors – dated 7/10/06 – Re: 12 Bland Street
- Memo from Sgt. Rick Mottley – dated 7/16/06 – Re: Pascack Valley Shopping Center
- Memo from Carol Dray – dated 7/17/06 – Re: Ordinance # 1306-06
- Email from Fred Madura – dated 7/18/06 – Re: Resignation
- Memo from Hook, Smith & Meyer – dated 7/19/06 – Re: 9 Ackerman Avenue
- Adopted ordinance # 1305-06
- New Jersey Planner – May / June 2006
- New Jersey Planner – July / August 2006

VOUCHERS:

- \$851.00 – Mark Madaio – Re: Pascack Valley Shopping Center
- 207.00 – Mark Madaio – Re: 58 Kinderkamack Road, LLC
- 517.50 – Mark Madaio – Re: Stormwater Management
- 207.00 – Redevelopment Plan

A motion was made to approve these vouchers by Mr. Adams, seconded by Mr. Orecchio, and carried.

ACCESS COMPUTER FLOORS, LLC – CHANGE OF TENANCY – 12 BLAND STREET

Mr. Louis Russ was present and is representing the applicant. Mr. Manuel Lopez of Access Computer Floors has purchased the property, located at 12 Bland Street, and wishes to occupy and utilize in connection with the permitted use of warehouse and distribution of computer flooring. The previous owner – Richard Gerken – used the premises for performance automotive purposes. The following was entered and marked as an exhibit:

- A1 – Survey of the property

Mr. Lopez stated that the prior use was an automobile shop with a few employees and various customers; the proposed use is for storage, warehousing of “raised flooring” to be installed off site; there are a greater number of employees, but no customers will be on site; the proposed use will have 2 vans that will be taken home by employees and one box truck that will be left on site overnight – uses that are permitted under the Borough’s zoning code. Parking behind the building is sufficient, and the applicant has agreed to stripe and make the best use of the parking in front of the premises, so that employees have maximum parking. All loading and unloading will be done “off street”.

A motion was made to approve the Change of tenancy by Mr. Cassidy, seconded by Councilman Todd, and carried. Roll call vote as follows:

Mr. Orecchio – yes
 Mayor Setteducati – yes
 Mr. Goursky – yes
 Mrs. DeSalvo – yes
 Mr. Adams – yes
 Councilman Todd – yes
 Mr. Cassidy – yes
 Chairman Bair – yes

Mr. Madaio will prepare a Resolution for our next meeting. Mr. Russ thanked the Board for their time and consideration.

HOME FOR THE ARMENIAN AGED – REVIEW OF PROPOSED ORDINANCE # 1306-06

Mr. Madaio stated the Governing Body has referred this ordinance to the Board for their review and recommendations. After review of the Ordinance, a motion was to approve the Ordinance by Mayor Setteducati, seconded by Mr. Adams, and carried, based on the following recommendations:

- The Planning Board Resolution should be incorporated by reference, and elements of this Resolution should be set forth at length
- Access, driveways, traffic patterns, and loading zones should be required to be placed in such a manner as to avoid impact on the adjoining residential zones and streets
- The Governing Body should consult with the Borough Engineer regarding various suggestions that they may have as to the Ordinance

- An effort should be made to move the structure in a westerly direction to widen the eastern side yard and assure there is sufficient room for loading; access and turnaround without need to access the residential streets. Side yard setbacks should be revised to be 100 feet and the minimum each should be 50 feet
- The Borough should accept the Applicant's proposed offer of a financial contribution to assist in providing services

Roll call vote as follows:

Mr. Cassidy – yes
 Councilman Todd – yes
 Mr. Orecchio – yes
 Mayor Setteducati – yes
 Mr. Goursky – yes
 Mrs. DeSalvo – yes
 Mr. Adams – yes
 Mayor Setteducati – yes
 Chairman Bair – yes

Mr. Madaio will prepare a Resolution for our next meeting.

ANY BOARD MEMBER:

No comments at this time.

GOOD AND WELFARE:

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

A motion was made to close public session by Councilman Todd, seconded by Mrs. DeSalvo, and carried.

ADJOURNMENT:

A motion was made to adjourn the meeting by Mrs. DeSalvo, seconded by Mr. Cassidy, and carried.

Respectfully submitted,

Barbara Looney