

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**FEBRUARY 2, 2006**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, February 2, 2006. Chairman Bair 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:**

Mr. Robert Adams – Present  
 Chairman Steven Bair – Present  
 Mr. Owen Cassidy – Present  
 Mrs. Marcia DeSalvo – Present  
 Mr. Gary Goursky – Present  
 Mr. Fred Madura – Present  
 Mr. Mark Orecchio – Present  
 Mayor Steven Setteducati – Present  
 Councilman Brian Todd – Present  
 Mr. Mark Madaio – Present  
 Mrs. Barbara Looney – Present  
 Mr. Michael 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 January 5, 2006, as amended, by Mr. Goursky, seconded by Councilman Todd, and carried.

A motion was made to approve the minutes for the meeting held on January 19, 2006 by Mr. Goursky, seconded by Councilman Todd, and carried.

**CORRESPONDENCE:**

- Memos (2) from Job & Job – dated 1/25/06 – Re: 58 Kinderkamack Road, LLC
- Memo from Job & Job – dated 1/25/06 – Re: Hackensack Golf Club
- Memos (2) from Job & Job – dated 1/27/06 – Re: Hackensack Golf Club
- Memo from Langan Engineering – dated 1/31/06 – Re: Hackensack Golf Club
- Memo from Councilman Hoffman – dated 2/1/06 – Re: 58 Kinderkamack Road, LLC

**VOUCHERS:**

- \$1,350.00 – William T. Smith – Re: Pascack Valley Shopping Center
- 279.00 – New Jersey Planning Officials – 2006 Dues
- 644.00 – Mark Madaio – Re: Pascack Valley Shopping Center
- 350.00 – Job & Job – Re: Pascack Valley Shopping Center
- 296.25 – Job & Job – Re: Hackensack Golf Club
- 318.75 – Job & Job – Re: A & R Builders
- 843.50 – Job & Job – Re: A & R Builders
- 632.00 – Job & Job – Re: 58 Kinderkamack Road, LLC

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

## **HOME FOR THE ARMENIAN AGED – PRESENTATION**

Mr. Allen Bell was present and is representing the Home for the Armenian Aged. We are here this evening to give a presentation on behalf of the Home, which needs and desires, to modernize and expand the facility that has been in existence since March of 1938 – way before the Borough of Emerson had zoning – as a non-conforming use. Mr. Bell is requesting that the Planning Board consider making a recommendation to the Governing Body to rezone the property, to become a conforming and permitted use.

Mr. Andy Tarijian was introduced to the Board and the public. Mr. Tarijian gave a brief description of how the Home came into existence. As time went on, the Home kept growing in bits and pieces, and is open to all nationalities; as members of the Board, we are all volunteers and our main job is to raise funds; we are now in the position to better serve the public, and the Borough of Emerson by beautifying the area. The current facility has 86 beds, the proposed plan calls for 166 beds – the new setup will be very modern.

Mr. Bell introduced Mr. Robert Cozzarelli, from the firm of Bertone Cozzarelli Architects, who gave his credentials, and stated he has designed other nursing homes. Mr. Cozzarelli stated a portion of the existing facility will be demolished; patients will be kept on site during construction; the new footprint of the proposed building is 33,753 square feet; one of the main goals is to retain a large amount of green space along the westerly property line. Mr. Bell stated they have worked the setbacks to comply to the R 7.5 zone as much as they could. Mayor Setteducati questioned the number of parking spaces – Mr. Tarijian stated currently there are 98 spaces, and Mr. Bell added that the ordinance requires one parking space per bed. Mr. Madaio questioned the number of employees – Mr. Tarijian stated the facility employs 65 employees over 3 shifts, 35 per shift.

Mr. Adams commented on the access off Main Street – would prefer to see it on Clinton Street. Mr. Bell stated the main entrance to the facility is off Main Street, and we do want to keep the green area for a better buffer. Councilman Todd commented on the parking of vehicles on the green area on Clinton Street, and would hope curbing would prevent this.

Mr. Cozzarelli advised the Board the proposed height of the building would be 31.4 feet – grade pitch to ridge – 39 feet – with a townhouse appearance; brick veneer with siding for low maintenance; colors will be earthtones to blend with the residential homes.

Chairman Bair questioned the zoning changes required in order to proceed – Mr. Bell stated once a recommendation is made to the Governing Body, agreeing to rezone the property, Mr. Bell would confer with the Borough Attorney and Mr. Madaio to come up with a proposed zoning ordinance to deal with the bulk requirements, such as height and setbacks.

Mayor Setteducati stated the Home for the Armenian Aged is tax exempt organization, and our emergency services are there frequently. Mr. Bell stated a proposal will be made at the appropriate time that would take into account the use of emergency services, in the form of a contribution in lieu of taxes.

A motion was made to make a recommendation to the Governing Body to rezone the property to a nursing home / facility by Mr. Adams, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

Mr. Cassidy – yes  
 Councilman Todd – yes  
 Mayor Setteducati – abstain  
 Mr. Goursky – yes  
 Mr. Madura – yes

Mrs. DeSalvo – yes  
Mr. Orecchio – yes  
Mr. Adams – yes  
Chairman Bair – yes

Mr. Bell thanked the Board for their time and consideration.

**ANY BOARD MEMBER:**

Chairman Bair requested that Board Members contact the Secretary in order to schedule their attendance at upcoming seminars.

Mr. Cassidy referred to Councilman Hoffman's memo with regard to the Senior Housing project – Chairman Bair stated we will research the issue and find out where we are – we did refer the plan to the Shade Tree Commission.

Mayor Setteducati stated the Secretary will distribute this evening the Redevelopment Plan, and encouraged all Board Members to read through it.

**GOOD AND WELFARE:**

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

A motion was made to close public session by Mr. Cassidy, seconded by Mr. Madura, and carried.

**ADJOURNMENT:**

A motion was made to adjourn the meeting by Mr. Orecchio, seconded by Councilman Todd, and carried.

Respectfully submitted,

Barbara Looney