



EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
FEBRUARY 4, 2010

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, February 4, 2010. Chairman Bischoff opened the meeting at 8:00 PM, and invited Mr. Niehoff 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. In case of a fire, follow the Fire Exit signs above the doors to your right and left in the Council Chambers, and please exit calmly.

ROLL CALL:

Councilman Steven Bair – Absent
Chairman Jeff Bischoff – Present
Mr. Tom Callagee – Absent
Ms. Danielle DiPaola – Present
Mr. Gary Goursky – Absent
Mr. Brian Lacey – Present
Mayor Lou Lamatina – Present
Mr. Christopher Leins – Present – arrived at 8:15
Mr. Mark Orecchio – Present
Mrs. Germaine Ortiz – Present
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 – Borough Engineer – Present
Mr. Joe Solimando – Absent – attendance not requested

MNUTES:

A motion was made to approve the minutes for the meetings held on December 3, 2009 and January 21, 2010 by Mr. Schwinder, seconded by Mrs. Ortiz, and carried.

CORRESPONDENCE:

- Memo from Kaufman, Bern, Deutsch & Leibman – dated 2/1/10 – Re: Stavrou Family
- Memo from Maser Consulting – dated 2/4/10 – Re: 200 KMACK Properties
- New Jersey Planner – December 2009 / January 2010 edition

VOUCHERS: The Secretary stated there were no vouchers.

STAVROU FAMILY LLC – 348 KINDERKAMACK ROAD – SIGN APPLICATION

Mr. Marc Leibman was present and is representing the applicant. Mr. Leibman advised the Board and the public of an error in the notice, and requested the application be adjourned this evening. Mr. Leibman agreed to renote for our March 4, 2010 meeting, apologized for the error, and thanked the Board for their time.

200 KMACK PROPERTIES LLC – 200 KINDERKAMACK ROAD – CONTINUED

Mr. Andy Del Vecchio was present and is representing the applicant. Revised plans, consisting of 5 sheets dated 1/19/10, were entered and marked as Exhibit A5. The drawings reflect the changes discussed at the meeting last September – the building was moved to the easterly property line to address the parking spaces on the adjacent property backing out to Kinderkamack Road, and site distances. The applicant is proposing an additional unit to comply with COAH – a total of 10 units. Mr. Del Vecchio stated that due to the additional unit, the parking variance has changed from 19 to 17 spaces. We have just received Mr. Niehoff's review memo and we will address his concerns with drainage and grading, once we have a chance to review it. We are here this evening to address the parking issues – with Gregory T's – we did come into the last hearing with the understanding that we will be getting / providing up to 3 parking spaces, and we agreed to try and get 7 parking spaces. It turns out that based on several discussions with Gregory T's they will only allow for 3 parking spaces, and we are here to amend the prior approval to reduce the parking spaces provided from 7 to 3, due to the loss of the easement onto the Ambulance property. Mr. Del Vecchio introduced Mr. Matthew Neuls, of Hubschman Engineering, who gave his credentials, sworn in by Mr. Martin, and accepted as a witness. Mr. Niehoff stated he has not received revised plans to show the additional unit, elevations, streetscaping, handicap details, grading for stormwater management, and easement / permission from adjacent property owners. Chairman Bischoff stated a condition of the approval was the 7 parking spaces, and at this point there seems to be confusion. Mr. Del Vecchio is requesting the condition of 7 parking spaces be amended to 3 allowing a tandem configuration as stated in the plans. Chairman Bischoff referred to Claire Psota's memo dated 9/16/09 with regard to the decrease in value, approximately \$78,600 due to the granting of the easement, and feels the Borough should be compensated. Mr. Del Vecchio stated that any compensation for the easement needs to be clearly discussed with the Governing Body level, and Mr. Martin stated the Planning Board may make a recommendation to the Governing Body. Mr. Del Vecchio stated the applicant would be willing to pay for the easement and the loss of parking spaces – cost of \$30,000 or \$20,000 for the access easement. Chairman Bischoff stated there are more parking permits than spaces, and would prefer not to lose any municipal parking spaces, which Board members agreed.

A motion was made to carry the application to our March 4, 2010, based on the applicant or Mr. Del Vecchio appearing at next meeting of the Governing Body by Mr. Lacey, seconded by Mrs. Ortiz, and carried, with all members voting in the affirmative, none opposed.

METRO NEW YORK PCS – DPW SITE - 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. Schwinder, and carried, with all members voting in the affirmative, none opposed.

ANY BOARD MEMBER:

Chairman Bischoff and Mayor Lamatina met with Mr. Onik Davtian, owner of the Sunoco station, along with Mr. Eric Timsak of the Bergen County Planning & Economic Development offices – Mr. Davtian is proposing a 2 story building with office space – he is concerned with the loss of land for the road widening, and the parking variances required.

GOOD AND WELFARE:

A motion was made to open public session by Mrs. Ortiz, seconded by Mr. Schwinder, and carried, with no comments.

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

ADJOURNMENT:

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

Respectfully submitted,



Barbara Looney