

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**SPECIAL MEETING**  
**DECEMBER 28, 2006**

This special meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, December 28, 2006. Chairman Bair opened the meeting at 8:00 PM, and invited Councilman Todd 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. Bob Belli – Present  
Mr. Owen Cassidy – Present  
Mr. John DeThomasis - Present  
Mr. Gary Goursky – Absent  
Mr. Mark Orecchio – Present  
Mayor Steven Setteducati – Present  
Councilman Brian Todd – Present  
Mr. Mark Madaio – Attorney – Present  
Mrs. Barbara Looney – Secretary – Absent  
Mr. Mike Sartori – Construction / Zoning Officer – Absent – attendance not requested  
Mr. Ken Job – Borough Engineer – Absent – attendance not requested

Chairman Bair welcomed new member Mr. Bob Belli, and advised Mr. Adams was appointed a Class IV member this past Tuesday evening.

**MINUTES:**

A motion was made to table approval of the minutes for the meeting held on December 21, 2006 by Mr. Orecchio, seconded by Mayor Setteducati, and carried.

**CORRESPONDENCE:**

- Memo from Joe Scarpa – dated 12/21/06 – Re: Newsletter
- Memos from Job & Job – dated 12/26/06 – Re: Hackensack Golf Club

**VOUCHERS:**

- \$1966.50 – Mark Madaio – Re: PNC Bank
- 2829.00 – Mark Madaio – Re: PNC Bank

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

## **PASCACK VALLEY SHOPPING CENTER – RESOLUTION**

Mr. Paul Conciatori was present and is representing the applicant. Mr. Madaio reviewed for the Board the Resolution he prepared, and a motion was made to memorialize the Resolution by Mayor Setteducati, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

Mr. Cassidy – yes  
 Councilman Todd – yes  
 Mr. Orecchio – yes  
 Mayor Setteducati - yes  
 Chairman Bair – yes

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

## **2007 BUDGET**

After Board review of the proposed budget, a motion was made to approve the budget by Mr. Orecchio, seconded by Councilman Todd, and carried, with all members voting affirmative.

- Secretary salary - \$5,000.00
- Advertising - \$300.00
- Board Attorney - \$4,000.00
- Transcriber - \$399.99
- Office supply - \$250.00
- Continuing education - \$210.00
- Professional dues - \$300.00
- Master Plan - \$20,000.00
- Consultants - \$10,000.00

## **ANY BOARD MEMBER:**

Mayor Setteducati stated he has been in contact with the new owner of 348 Kinderkamack Road, and would like some guidance as what to do with the property. The property is a hardship – 4 parking spaces with one handicap space – and hopes the Mayor-elect and Council will work with her. Mayor-elect Lamatina stated he met with the new owner this week and stated the owner wants a “Rita’s Ice” and parking on the site is a concern.

## **GOOD AND WELFARE:**

A motion was made to open public session by Mayor Setteducati, seconded by Councilman Todd, and carried.

Danielle Di Paola – 93 Union Street – understands the shopping center has been downsized, and has heard that a wine store will be in the center. Mr. Madaio stated if a non-permitted use wants to occupy space, they must go to the Board of Adjustment for a use variance.

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

**ADJOURNMENT:**

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

Respectfully submitted,

Barbara Looney