

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
MAY 4, 2006

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, May 4, 2006. Chairman Bair opened the meeting at 8:00 PM, and invited Councilwoman Costantin 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 – Absent
Mr. Mark Madaio – Attorney – Present
Mrs. Barbara Looney – Secretary – 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 April 20, 2006 by Mr. Orecchio, seconded by Mr. Madura, and carried.

CORRESPONDENCE:

- Tree Management Plan – received 4/24/06 – Re: 58 Kinderkamack Road, LLC
- Memo from Job & Job – dated 4/24/06 – Re: Pascack Valley Shopping Center
- Memo from Job & Job – dated 4/26/06 – Re: 58 Kinderkamack Road, LLC
- Memo from Job & Job – dated 4/27/06 – Re: Pascack Valley Shopping Center
- Memo from Councilman Hoffman – dated 4/20/06 – Re: Pascack Valley Shopping Center
- Memo from Councilman Hoffman – dated 4/30/06 – Re: 58 Kinderkamack Road, LLC
- Memo from Job & Job – dated 5/1/06 – Re: Hackensack Golf Club

VOUCHERS:

- \$237.00 – Job & Job – Re: Pascack Valley Shopping Center
- 939.50 – Job & Job – Re: Pascack Valley Shopping Center
- 300.00 – Job & Job – Re: Hackensack Golf Club

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

PASCACK VALLEY SHOPPING CENTER – FINAL SITE PLAN & MAJOR SOIL

Mr. Paul Conciatori was present and is representing the applicant. Proof of Service was submitted, reviewed, and deemed sufficient by Mr. Madaio. The applicant is here this evening for final site plan and major soil movement approvals, and has met the conditions of the preliminary site plan approval. Mr. Conciatori introduced Mr. Michael Fowler of Langan Engineering, and Mr. Michael Blazoski of Keystone Developers, who were sworn in by Mr. Madaio, and accepted as witnesses.

Mr. Fowler stated the applicant, from an engineering standard, has complied with all the conditions of the preliminary site plan approval, and we are awaiting execution of the developer's agreement. Mr. Job has reviewed all our submissions and they are all in order. With regard to the major soil movement permit, the following was submitted and marked as an exhibit:

- A1 – Isopach Drawing with Earthwork

The cut to fill soil is 12,900 cubic yards, export is 6,400 cubic yards, and the importing of topsoil will be 2,200 cubic yards – most of the exporting is due to the installation of the detention system. The applicant is requesting a waiver with regard to the placing of grade stakes due the paved area of the site, and there will be no change in the grade to the site other than 1 to 2 feet towards the west. The soil will be removed via Kinderkamack Road – north or south – depending on the final destination, which we should know once we get an earthwork subcontractor. Mr. Madaio suggested the applicant advise the Police Department of the route and travel times, when known.

Mr. Madaio stated a Tree Management Plan was submitted last year with the original application. Mr. Conciatori also stated a significant landscape plan was included with that submission – only 2 crabapple trees are to be removed, one on Van Wagnor and the other on Kinderkamack Road due to the road widening – 94 new trees and ornamental bushes will be planted. Mr. Conciatori further stated a copy of the final site plan and soil movement was sent directly to the Shade Tree Commission. Mayor Setteducati commented on how the applicant has gone above and beyond what they have been asked to do – 94 new trees will be planted – and further stated this Board did not receive any comments from the Commission.

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. Adams, seconded by Mrs. DeSalvo, and carried.

Mayor Setteducati commented on first meeting with Mr. Blazoski back in early 2003 for the best course of action for this location; we wanted a very special project that would be supported by surrounding towns, and feels we got it; we will get additional ratables – the applicant has agreed to donate \$250,000 to the Borough's infrastructure, and with the detention system relieve some of the water problems.

A motion was made to approve the applications by Mr. Goursky, seconded by Mr. Adams, and carried. Roll call vote as follows:

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

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

ANY BOARD MEMBER:

Chairman Bair stated we need to address the sequence of getting input from the Shade Tree Commission – to resolve it to everyone’s satisfaction. Mr. Madaio stated with regard to the application for 58 Kinderkamack Road, LLC – a landscape plan was submitted, the Board never heard back from them, and our Resolution was based on the applicant getting approval from the Shade Tree Commission. Chairman Bair stated all applicants should complete a Tree Management Plan as part of their submission. Mr. Orecchio questioned whether a landscape plan would satisfy the ordinance with regard to tree management. Mr. Madaio will call Mr. Smith to further review the ordinance.

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 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