

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**NOVEMBER 5, 2009**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, November 5, 2009. Chairman Bischoff opened the meeting at 8:00 PM, and invited Mr. Callagee 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 – Present  
 Chairman Jeff Bischoff – Present  
 Mr. Tom Callagee – Present  
 Ms. Danielle DiPaola – Present  
 Mr. Gary Goursky – Present  
 Mr. Brian Lacey – Absent  
 Mayor Lou Lamatina – Present  
 Mr. Christopher Leins – Absent  
 Mr. Mark Orecchio – Absent  
 Mrs. Germaine Ortiz – Absent  
 Mr. Gary Schwinder – Absent  
 Mr. Christopher Martin – Present  
 Mrs. Barbara Looney – Present  
 Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested  
 Mr. Paul Niehoff – Borough Engineer – Absent – attendance not requested

**MINUTES:**

A motion was made to table approval of the minutes for the meetings held on September 17, 2009, and October 15, 2009, by Councilman Bair, seconded by Ms. DiPaola, and carried.

**CORRESPONDENCE:**

- Memo from Maser Sokolich & Macri – dated 11/2/09 – Re: Grand Investments IV, LLC
- Memo from Maser Consulting – dated 11/5/09 – Re: Domenico Aramini

**VOUCHERS:**

- \$212.50 – Morrison Mahoney – Re: MSH Management LLC

A motion was made to approve this voucher by Councilman Bair, seconded by Mr. Goursky, and carried.

**GRAND INVESTMENTS IV, LLC – 55 EMERSON PLAZA EAST – INFORMAL**

Mr. Mark Sokolich was present and is representing the applicant. Mr. Sokolich stated that the applicant has received site plan approval for this development; however, due to the high water table in the area, the basement is unusable. Therefore, we would like to construct 12 attached garage spaces and a small office management area for the on-site operation of the development by using one of the 4 parking spaces that was to be underneath the second floor – for an office

and meter storage. The garages would be 5 feet off the property line and for the exclusive use of the residences and will not be rented out. Councilman Bair commented that storage areas above the garages would be nice for the residents.

Mr. Sokolich thanked the Board for their time and consideration, and a revised application will be filed.

**DOMENICO ARAMINI – 57 WORTENDYKE AVENUE - CONTINUED**

The Secretary advised the Board and the public that the revised plans and report from Maser Consulting were received today. The application will be carried to our next meeting, and Mr. Aramini agreed to waive the time limit for review.

**INSERRA / SHOPRITE SUPERMARKETS – 495 OLD HOOK ROAD – SIGN RESOLUTION**

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Goursky, seconded by Councilman Bair, and carried. Roll call vote as follows:

Mayor Lamatina – yes  
 Ms. DiPaola – yes  
 Councilman Bair – yes  
 Mr. Goursky – yes

**ANY BOARD MEMBER:** Nothing at this time.

**GOOD AND WELFARE:**

A motion was made to open public session by Councilman Bair, seconded by Mayor Lamatina, and carried, with no comments.

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

**ADJOURNMENT:**

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

Respectfully submitted,

Barbara Looney