

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
SEPTEMBER 7, 2006

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, September 7, 2006. Chairman Bair opened the meeting at 8:00 PM, and invited Mr. Goursky 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. Mark Orecchio – Present
Mayor Steven Setteducati – Present
Councilman Brian Todd – Present
Mr. Eugene Cavallo – Attorney – Present
Mrs. Barbara Looney – Secretary – Present
Mr. Mike 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 July 20, 2006 by Mr. Goursky, seconded by Councilman Todd, and carried.

CORRESPONDENCE:

- Memo from Job & Job – dated 7/27/06 – Re: Pascack Valley Shopping Center
- Memo from Job & Job – dated 8/3/06 – Re: 15 Wakelee Drive Corporation
- Memo from Sgt. Mottley – dated 8/13/06 – Re: 15 Wakelee Drive Corporation
- Memo from Job & Job – dated 8/3/06 – Re: 15 Wakelee Drive Corporation
- Memo from Job & Job – dated 8/4/06 – Re: Hackensack Golf Club

VOUCHERS:

- \$ 34.50 – Mark Madaio – Re: Pascack Valley Shopping Center
- 115.00 – Mark Madaio – Re: Access Computer Floors
- 633.00 – Job & Job – Re: 58 Kinderkamack Road, LLC
- 687.00 – Job & Job – Re: Pascack Valley Shopping Center
- 360.00 – Job & Job – Re: Pascack Valley Shopping Center

A motion was made to approve these vouchers by Mrs. DeSalvo, seconded by Mayor Setteducati, and carried.

ACCESS COMPUTER FLOORS, LLC – CHANGE OF TENANCY – RESOLUTION

After Board review of the Resolution prepared by Mr. Madaio, a motion was made to memorialize the Resolution by Councilman Todd, seconded by Mr. Adams, and carried. Roll call vote as follows:

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

HOME FOR THE ARMENIAN AGED – ORDINANCE # 1306-06 – RESOLUTION

Mr. Madaio reviewed for the Board the Resolution. Once adopted, it will be passed along to the Governing Body for their consideration. Councilman Todd advised the Board that the Governing Body reintroduced the ordinance this week due to changes. A motion was made to memorialize the Resolution by Mr. Orecchio, seconded by Mayor Setteducati, and carried. Roll call vote as follows:

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

15 WAKELEE DRIVE CORPORATION – 156 GRAND BOULEVARD – MAJOR SOIL PERMIT

Mr. Victor Brown, of Jacobs & Bell, was present and is representing the applicant. Proof of service was submitted, reviewed, and deemed sufficient by Mr. Cavallo. The following were entered and marked as exhibits:

- A1 – Site plan
- A2 – Soil moving calculations
- A3 – Utility plan
- B1 – Memo from Sgt. Mottley – dated 8/13/06
- B2 – Memo from Job & Job – dated 8/3/06

Mr. Brown introduced Mr. Harry Tuvell of Hubschman Engineering. Mr. Tuvell gave his credentials and was accepted as an expert. Mr. Tuvell stated the Board previously approved a subdivision creating his lot, and the applicant is now seeking a major soil moving permit for the construction of a single family home – total soil removal would be 1541 cubic yards. Mr. Tuvell stated he has reviewed Mr. Job's memo of August 3, 2006, and the applicant would have no problem with complying with his comments &/or recommendations – revised drainage calculations were submitted to Mr. Job earlier this week.

Chairman Bair stated his concerns with reference to Mr. Job's memo dated August 3, 2006 with regard to the open storm water management and site plan items, and further stated this Board is very concerned with these issues due to the slope, and pitch of the property.

At this time, Mr. Brown introduced Mr. Mario Valente, of 15 Wakelee Drive Corporation, who was sworn in by Mr. Cavallo and accepted as a witness. Mr. Valente stated that when this application was originally approved with overflows, Mr. Joe Solimando, Superintendent of the Department of Public Works, drove by the site and stated this cannot be done – this catch basin is connected to the one on Linwood Avenue, which is a dead end. The system installed at 148 Grand Boulevard works – there is no water discharge at all. Mr. Valente further stated Mr. Solimando wanted him to cut the overflow pipe – the system that was designed with 3 tanks holds all the water – if Mr. Job wants a 4th tank we have no problem complying. Mayor Setteducati requested the applicant put as much screening on the site as possible to prevent dirt running down Linwood Avenue.

A motion was made to approve the major soil movement permit by Mr. Adams, seconded by Councilman Todd, and carried, contingent on the following:

- Full compliance with Mr. Job's memo dated August 3, 2006 – storm water management and site plan issues

Roll call vote as follows:

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

Mr. Cavallo will prepare a Resolution for our next meeting. Mr. Brown and Mr. Valente thanked the Board for their time and consideration.

ANY BOARD MEMBER:

Mayor Setteducati requested Board members contact him if they are aware of anyone who would be interested in serving on this Board – we are in need of 2 people.

Chairman Bair requested the Board's input with regard to port-a-potties being dropped right in the front far corner of a property during active construction – would we like to make a recommendation to the Governing Body for an ordinance to establish setbacks, buffering, and time limits during course of construction.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney