

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**SEPTEMBER 18, 2008**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, September 18, 2008. Chairman Bischoff opened the meeting at 8:00 PM, and invited Mr. Martin 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 – Absent  
 Councilman Steven Bair – Absent  
 Chairman Jeffrey Bischoff – Present  
 Ms. Danielle DiPaola – Present  
 Mayor Louis Lamatina – Present  
 Mr. John Lazar – Present  
 Mr. Mark Orecchio – Present  
 Mrs. Germaine Ortiz – Present  
 Mr. Gary Schwinder – Present  
 Mr. Thomas Callagee – Absent  
 Mr. Gary Goursky – Present  
 Mr. Christopher Martin – Board Attorney – Present  
 Mrs. Barbara Looney – Board Secretary – Present  
 Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested  
 Mr. Joseph Solimando – DPW Supervisor – Absent – attendance not requested  
 Mr. Paul Niehoff – Borough Engineer – Absent – attendance not requested

**MINUTES:**

A motion was made to approve the minutes for the meetings held on May 15, 2008 and June 5, 2008 by Mrs. Ortiz, seconded by Mr. Lazar, and carried. Mr. Orecchio abstained.

**CORRESPONDENCE:**

- Memo from Maser Consulting – dated 8/26/08 – Re: 94 Linden Avenue
- Memo from Mayor Lamatina – dated 9/3/08 – addressed to County Executive Dennis McNerney – Re: Redevelopment hearing 9/24/08
- Memo from Maser Consulting – dated 9/15/08 – Re: Aramian – 320 Grand Boulevard

**VOUCHERS:**

- \$1,180.00 – Maser Consulting – Re: PNC Bank
- 90.00 – Maser Consulting – Re: PNC Bank
- 145.00 – Maser Consulting – Re: A & R Builders
- 145.00 – Maser Consulting – Re: Emerson Hotel
- 1,550.00 – Maser Consulting – Re: Oritani Savings Bank
- 877.50 – Maser Consulting – Re: Stavrou Family
- 725.00 – Maser Consulting – Re: Armenian Home
- 870.00 – Maser Consulting – Re: Emerson Hotel
- 145.00 – Maser Consulting – Re: Aramian

A motion was made to approve these vouchers by Mr. Lazar, seconded by Mrs. Ortiz, and carried.

**HOME FOR THE ARMENIAN AGED – MAIN STREET – RESOLUTION**

Mr. Martin stated he is awaiting further information from Mr. Bell in order to proceed with the preparation of the Resolution. The Secretary will put on the agenda for our next meeting.

**31 EMERSON PLAZA LLC – EMERSON HOTEL - RESOLUTION:**

Chairman Bischoff stated the Resolution will be tabled this evening – the applicant has not submitted updated plans. The Secretary will put on the agenda for our next meeting.

**ARAMIAN – 320 GRAND BOULEVARD – MAJOR SOIL MOVEMENT – NEW APPLICATION**

Mr. & Mrs. Aramian were present, along with Mr. Tom Schiavone of Pratt Contracting. Proof of notice was submitted, reviewed, and deemed complete. Mr. Aramian and Mr. Schiavone were sworn in by Mr. Martin and accepted as witnesses. Mr. Aramian stated he would like to construct a ranch style home on the property and plans have been submitted to the Building Department. Mr. Schiavone stated that approximately 752 cubic yards of total excavation will take place, and 119 cubic yards will be used as fill, with the remaining 633 cubic yards removed from the site. The traffic route will be from Grand Boulevard / Ackerman Avenue / to Forest Avenue. Mr. Schiavone and Mr. Aramian have agreed to comply with reports issued by the Emerson Police Department and Maser Consulting.

A motion was made to open public session by Mr. Lazar, seconded by Mr. Orecchio, and carried with no comments.

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

A motion was made to approve the major soil movement permit by Mr. Orecchio, seconded by Ms. DiPaola, and carried. Roll call vote as follows:

Mrs. Ortiz – yes  
 Mr. Schwinder – yes  
 Mayor Lamatina – yes  
 Mr. Lazar – yes  
 Ms. DiPaola – yes  
 Mr. Orecchio – yes  
 Chairman Bischoff – yes

Mr. Martin will prepare a Resolution for our next meeting. Mr. & Mrs. Aramian thanked the Board for their time and consideration.

**PASCACK VALLEY SHOPPING CENTER – STOP & SHOP – AMENDED SIGN RESOLUTION**

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Lazar, seconded by Mrs. Ortiz, and carried with all members voting in the affirmative – Mr. Orecchio abstained.

**ANY BOARD MEMBER:**

Chairman Bischoff stated the first meeting on Redevelopment will be held next Wednesday, September 24<sup>th</sup> at 8 pm in the Emerson Jr. / Sr. High School. Mayor Lamatina stated the improvements to Louis Street – adjacent to Oritani Savings Bank and Dairy Queen have been made, with a curb cut apron for Dairy Queen.

**GOOD AND WELFARE:**

A motion was made to open public session by Mr. Orecchio, seconded by Mrs. Ortiz, and carried.

Ken Hoffman – 61 Emwood Drive – requested clarification for next week's meeting with regard to redevelopment that it is for the designation only, which Chairman Bischoff and Mayor Lamatina stated was correct.

A motion was made to close public session by Mr. Lazar, seconded by Mr. Schwinder, and carried.

**ADJOURNMENT:**

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

Respectfully submitted,

Barbara Looney