

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
OCTOBER 19, 2006

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, October 19, 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. Owen Cassidy – Absent
Mrs. Marcia DeSalvo – Present
Mr. John DeThomasis - Present
Mr. Gary Goursky – Present
Mr. Mark Orecchio – Present
Mayor Steven Setteducati – Present
Councilman Brian Todd – Present
Mr. Mark Madaio – 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 table approval of the minutes for the meeting held on September 21, 2006 by Mr. Adams, seconded by Mr. Goursky, and carried.

CORRESPONDENCE:

- Tree Management Form – dated 9/20/06 and received 10/12/06 – Re: McGuinness
- Application for Major Soil Movement – received 10/12/06 – Re: McGuinness
- Memo from The Bilow Group – dated 10/10/06 – Re: 45 Emerson Plaza East

VOUCHERS:

- \$1761.00 – Job & Job – Re: PNC Bank
- 172.50 – Mark Madaio – Re: 15 Wakelee Drive Corporation
- 11.50 – Mark Madaio – Re: Hackensack Golf Club

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

PNC BANK – 422 OLD HOOK ROAD – RESOLUTION

Mr. Madaio reviewed for the Board the Resolution he prepared, and a motion was made to memorialize the Resolution, as amended, by Mr. Orecchio, seconded by Mrs. DeSalvo, and carried. Roll call vote as follows:

Mr. Adams – yes
 Mrs. DeSalvo – yes
 Mr. Orecchio – yes
 Chairman Bair – yes

Mr. Madaio will make the necessary changes and forward to the Secretary.

45 EMERSON PLAZA EAST – INFORMAL

Mr. Tony Garrett of The Bilow Group, and Mr. Richard Grossman, owner of 45 Emerson Plaza East were present. The Secretary previously distributed to the Board floor plans and elevations with regard to the property. Mr. Garrett stated they propose to renovate the second floor to include 6 residential units, to include a COAH obligation, and the first floor would remain retail with office space. The mixed use would be appropriate for the area due to being within walking distance to the downtown and New Jersey Transit trains and buses. The existing entrance and loading on Thomas Avenue would remain, along with 7 existing parking spaces. If necessary, a portion of the first floor would be eliminated to provide additional parking in order to avoid the need for a variance, and the taking away of green space in the front of the site.

Chairman Bair and Mayor Setteducati stated the property is within the Redevelopment Zone and encouraged Mr. Grossman to submit a Request for Proposal (RFP).

Mr. Garrett and Mr. Grossman thanked the Board for their time and consideration.

ANY BOARD MEMBER:

Mayor Setteducati referred to an article that appeared this week in The Record, with regard to Redevelopment, and stated he has prepared a memo in response.

Mr. Adams advised the Board of a recent traffic accident near Dairy Queen and commented on the need for some type of fencing or protective barrier from the road.

GOOD AND WELFARE:

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

A motion was made to close public session by Mr. Goursky, seconded by Councilman Todd, and carried.

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney