

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**FEBRUARY 19, 2009**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, February 19, 2009. 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:**

Councilman Steven Bair – Present  
Chairman Jeff Bischoff – Present  
Mr. Tom Callagee - Present  
Ms. Danielle DiPaola – Present  
Mr. Gary Goursky – Absent  
Mr. Brian Lacey – Present  
Mayor Lou Lamatina – Present  
Mr. Christopher Leins – Present  
Mr. Mark Orecchio – Present  
Mrs. Germaine Ortiz – Present  
Mr. Gary Schwinder – Present  
Mr. Christopher Martin – Present  
Mrs. Barbara Looney – Present  
Mr. Michael Sartori – Construction / Zoning Officer – Present  
Mr. Paul Niehoff – Borough Engineer – Present

**MINUTES:**

A motion was made to table approval of the minutes for the meeting held on February 5, 2009 by Mayor Lamatina, seconded by Mr. Schwinder, and carried.

**CORRESPONDENCE:**

- Memo from Maser Consulting – dated 2/16/09 – Re: Hackensack Golf Club
- Memo from Applied Earth Solutions Inc. – dated 2/17/09 – Re: 200 Kinderkamack Road

**VOUCHERS:**

- \$874.00 – Morrison Mahoney – Re: COAH
- 305.00 – New Jersey Planning Officials – Re: 2009 dues
- 14.00 – Crown Trophy – name plate – Christopher Leins

A motion was made to approve these vouchers by Ms. DiPaola, seconded by Mayor Lamatina, and carried.

### **HACKENSACK GOLF CLUB – NEW APPLICATION:**

Mr. Daniel Gielchinsky from the offices of Herten Burstein was present and is representing the applicant. Councilman Bair excused himself from the dais, since he resides within 200 feet of the golf club. Proof of service was submitted, reviewed, and deemed sufficient by Mr. Martin.

Mr. Gielchinsky stated this application is for improvements to the entrance of the golf club, expansion of the men's locker room, additional poles and netting for the driving range.

Mr. Gielchinsky introduced to the Board and the public Ms. Linda Del Nobile Menze, Project Architect, who gave her credentials, was sworn in by Mr. Martin, and accepted as a witness. Ms. Del Nobile Menze stated the club has just completed Phase 1 of the project – we would like to bring the entrance back to a more historical look, while expanding and upgrading the men's locker room area. We reviewed old drawings and photographs to match the original building – slate roofing and stone will be replaced. The porte cochere, which is approximately 27 to 28 feet, is flat low roof and we propose a nice sloped roof with detail work to compliment the building.

Phase 2 of the project is the expansion of the men's shower room – an addition of 1885 square feet. Phase 3 of the project involves removal of the existing men's showers, and Phase 4 of the project is the new roofing and siding.

At this time, Mr. Gielchinsky introduced to the Board and the public Mr. Dan LaMothe of Lapatka Associates, who gave his credentials, was sworn in by Mr. Martin, and accepted as a witness. Mr. LaMothe stated he prepared the site plan and reviewed the zoning table for the Board. The additional poles and 200 foot of netting is for the purpose of adding additional protection along the westerly property line. Mr. LaMothe also stated the increase in impervious coverage is about 1,000 square feet – some of the addition will be constructed where it is currently landscaped. Mr. Niehoff referred to his report – item # 9 – with regard to ongoing drainage issues on Hill Road and Ross Avenue, and residents have reported excessive run-off, ponding, and icing along hole # 3, and would like to see a seepage pit installed. Mr. LaMothe stated that sand traps have been added to hole # 3, and feels the clubhouse addition does not impact that area. Chairman Bischoff stated you want to increase impervious coverage; however, there are drainage issues that are affecting residents. Mr. Gielchinsky stated as a condition of approval, the applicant will agree to the installation of a seepage pit. Mr. LaMothe stated the soil movement calculations are 100 cubic yards for the addition, and 5 cubic yards for the netting and poles – total 105 cubic yards.

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

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

A motion was made to reopen public session by Mayor Lamatina, seconded by Mr. Orecchio, and carried.

Steven Bair – 105 Longview Drive – the true test of the catch basins, piped away from the properties, would be if the homes on Hill Road could turn off their sump pumps. The current netting is somewhat unsightly, and if I resided on Patrick Avenue, I may be not be happy about the extension.

Ken Hoffman – 61 Emwood Drive – expressed his concern with birds hitting and getting caught in the netting. Mr. Gielchinsky stated he has not heard of this situation.

A motion was made to approve the application, based on the following condition, by Mayor Lamatina, seconded by Mrs. Ortiz, and carried.

- Applicant's professionals working with Borough Engineer and Construction Official to address the drainage issues on Hill Road and Ross Avenue

Roll call vote as follows:

Mr. Schwinder – yes  
Mr. Callagee – yes  
Ms. DiPaola – yes  
Mr. Leins – yes  
Mr. Orecchio – yes  
Mr. Lacey – yes  
Mrs. Ortiz – yes  
Mayor Lamatina – yes  
Chairman Bischoff – yes

Mr. Gielchinsky thanked the Board for their time and consideration

**ANY BOARD MEMBER:**

Mayor Lamatina stated the Puddingstone Group, contract purchaser for 129 Kinderkamack Road, was unable to negotiate with the owners of 111 Kinderkamack Road. The Governing Body will be forwarding to the County Planning Board the Resolution with regard to road improvements.

**GOOD AND WELFARE:**

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

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

**ADJOURNMENT:**

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

Respectfully submitted,

  
Barbara Looney