

**MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
JUNE 18, 2015**

This meeting of the Emerson Land Use Board was held in the Municipal Building. Chairman Schwinder opened the meeting at 8:10 p.m. 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 Building. In the case of fire you will be instructed to follow the fire exit signs above the doors to the right and left of the Chambers, and exit calmly.

Pledge of Allegiance

Roll Call

Robert Adams	Present
Thomas Callagee	Absent
Louis Lamatina, Mayor	Absent
John DeThomasis	Absent
Gary Goursky	Present
Germaine Ortiz	Present 8:15 p.m.
Gary Schwinder, Chairman	Present
Vincent Tripodi, Council	Present
Steven Malone	Absent
Norman Rieger	Absent
Thomas Sudano	Present
Christopher Martin, Attorney	Present
Gary Ascolese, Engineer	Not Requested
Bridgette Bogart Planner	Not Requested
Michael Sartori, CCO/Zoning	Not Requested
Joseph Solimando, DPW	Not Requested
Kathy Rizza, Secretary	Present

There were no **vouchers** to be approved.

Minutes will be approved at the next meeting.

Correspondence - A memo was sent to the Mayor and Council regarding the recent proposed bond ordinance. The Board had no comments, recommendations, and/or objections.

Reorganization - Due to the resignation of Mark Orecchio, a new Chairman must be chosen. Nominations were opened on a motion from Mr. Goursky, seconded by Mr. Adams, and carried by all present. Mr. Goursky nominated Gary Schwinder, this motion was seconded by Councilman Tripodi and carried by all present. Being no other nominations, nominations were closed on a motion from Mr. Adams, seconded by Mr. Goursky, and carried. Mr. Schwinder is the new Chairman of the Land Use Board.

Resolution

Korik
17 Furman Avenue
Garage Addition

The resolution was read by all. A motion to approve was made by Mr. Adams, seconded by Mr. Goursky, and carried by all present.

The resolution will be published, distributed, and kept on file as required.

New Application

Richard and Melissa DePerto
225 Ackerman Avenue
Fence Variance - corner property

Mr. and Mrs. DePerto were sworn in by Attorney Martin. This is a corner property and the ordinance only allows a 3' fence. Photos of the neighborhood and the property were shown to all members on the homeowner's iPad. A 6' solid white fence is requested. The survey of the property was used to show where the fence would go. The house faces Ackerman Avenue. The survey was marked A-1. Photos of the front of the home were also shown. Mr. Schwinder was concerned with rainstorms since this is a sloped property. The applicant stated that the

bottom of the fence would be open for water to run through. Chairman Schwinder asked why the applicants want a 6' high fence. He was told for privacy and security. Deer are also an issue. Mr. Schwinder suggested lowering the height on the section that faces Ackerman Avenue. The applicant stated that they would consider this request.

A motion to open to the public on this application was made by Mr. Adams, seconded by Mr. Tripodi. With no one from the public wishing to be heard, the **public portion was closed** on a motion from Mr. Adams, seconded by Mr. Goursky, and carried.

A motion was made to approve the application on a motion from Mr. Adams, seconded by Mr. Goursky and carried by roll call vote as follows:

Mr. Sudano	Yes
Mr. Tripodi	Yes
Mr. Goursky	Yes
Mr. Adams	Yes
Chairman Schwinder	Yes

The applicant received approval for a 6' fence but consented to considering a 4' fence in the front of the property. The resolution will be memorialized on July 16th.

Any Board Member – Sign/Lighting Ordinance Discussion

Mr. Joe Scara from Valley Signs of 30 Pavonia Avenue was present to be part of the discussion. Attorney Martin suggested a sub committee to discuss this subject and bring back information to the Board and then make recommendations to the Mayor and Council. The Board Planner and Engineer will be asked for input. It was stated that this is the ideal time to discuss this because of the upcoming downtown project. Councilman Tripodi stated that there was meeting in the past on perimeter lighting. He is not in favor of this. It was decided that the sub committee would be made up of the following people:

Councilman Tripodi
Thomas Sudano
Gary Schwinder

Mayor Lamatina –if willing
Mike Sartori – CCO – if willing

This subject will be put on the next agenda for further discussion.

Good and Welfare

Four (4) resumes have been received so far for the position of Board Secretary. A sub committee is needed to review these applications. Mr. Goursky will handle this.

A motion to open the meeting to the public was made by Ms. Ortiz, seconded by Mr. Goursky. With no one wishing to be heard, **the meeting was closed to the public** on a motion from Mr. Adams, seconded by Mr. Goursky, and carried.

The meeting was adjourned on a motion from Mr. Goursky, seconded by Ms. Ortiz, and carried.

Respectfully Submitted,

Kathy Rizza, Secretary