

**BOROUGH OF EMERSON  
MUNICIPAL LAND USE BOARD MEETING  
EMERSON BOROUGH HALL - COUNCIL CHAMBERS  
8:00PM - THURSDAY, JANUARY 7, 2016**

This meeting of the Emerson Municipal Land Use Board is being held in compliance with the Open Public Records Act. The Borough Clerk has notified published newspapers and notice has been posted in the Municipal Office. In case of fire or emergency, follow the Fire Exit signs above the Council Chambers doors to your right or left and please exit calmly.

**AGENDA - REVISED**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes:** December 3, 2015

**2016 REORGANIZATION**

**Correspondence and Vouchers:**

**Resolutions:**

Bernius  
183 Palisade Avenue  
Block 726, Lot 2  
Fence Variance

Home For The Armenian Aged, Inc.  
70 Main Street  
Block 702, Lots 2, 6 & 7  
Extend the one year period for Site Plan Approval

Northern Valley Developers  
36 First Street  
Block 725, Lot 4  
Bulk Variance and Minor Subdivision

**Review Borough Ordinance for Businesses with Drive Thrus**

**Review Emerson Municipal Land Use Board 2016 Meeting Dates**

**Review 2016 Emerson Municipal Land Use Board Budget Request**

**Any Board Member:**

**Good and Welfare:**

**Adjournment**