

**MUNICIPAL LAND USE BOARD MINUTES  
BOROUGH OF EMERSON  
JANUARY 8, 2015**

This meeting of the Emerson Land Use Board was held in the Municipal Building. Chairman Orecchio opened the meeting at 8:00 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	Present
John DeThomasis	Absent
Gary Goursky	Present
Mark Orecchio, Chairman	Present
Germaine Ortiz	Absent
Gary Schwinder, Vice Chairman	Present
Michael Wallace	Absent
Vincent Tripodi, Council	Present
Thomas Sudano	Present
Norman Rieger	Present
Christopher Martin, Attorney	Present
Berge Tombalakian, Engineer	Present
Bridgette Bogart Planner	Not Requested
Michael Sartori, CCO/Zoning	Not Requested
Joseph Solimando, DPW	Not Requested
Kathy Rizza, Secretary	Present

**2015 REORGANIZATION**

**Correspondence:**

A letter from Boswell Engineering dated December 18, 2014 regarding Emerson Affordable Housing was received.

**Vouchers:**

The following vouchers were approved on a motion from Mr. Goursky, seconded by Mr. Adams, and carried by all.

- North Jersey Media – Misc - \$39.99
- North Jersey Media – Misc. - \$56.24
- Boswell Engineering – Mrkic - \$79.00
- Boswell Engineering – Radici - \$158.00
- Boswell Engineering – Samuels - \$158.00
- Boswell Engineering – Hackensack Golf Club - \$1,084.00
- Boswell Engineering – Gregory T’ s \$158.00
- Boswell Engineering – Elm Terrace - \$355.50
- Boswell Engineering – Armenian Home - \$1,264.00
- Boswell Engineering – Hackensack Golf Club - \$1,392.00
- Boswell Engineering – Armenian Home - \$6,079.00
- Morrison Mahoney LLP – Wise Family Trust - \$375.00
- Morrison Mahoney LLP- Emerson Aff. Housing - \$362.66
- Morrison Mahoney LLP – Kuiken - \$387.66
- Morrison Mahoney LLP – Emerson Aff. Housing - \$393.06
- B. Bogart Professional P&D – American Legion - \$1,341.25

**Resolution:**

**Kiran Kaliyala  
93 Dyer Avenue  
Block 306, Lot 1  
Fence Variance**

The resolution was read by all. A motion to approve was made by Mr. Schwinder, seconded by Mr. Goursky and carried by roll call vote as follows:

Mr. Schwinder	Yes
Mr. Goursky	Yes
Chairman Orecchio	Yes

The resolution will be published and filed as required.

**Informal Application:**

Valero Gas Station

**A motion to open the meeting to the public** was made by Mr. Goursky, seconded by Mr. Wallace, and carried.

**The public portion of the meeting was closed** on a motion from Mr. Schwinder, seconded by Mr. Wallace.

**Any Board Member/ Good and Welfare**

Construction Code Official Mike Sartori was present to discuss minor zoning changes with the Land Use Board.

**A motion to adjourn** was made by Mr. Adams, seconded by Ms. Ortiz, and carried.

Respectfully submitted,

Kathy Rizza, Secretary