



MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
SEPTEMBER 15, 2011

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, September 15, 2011. Chairman Orecchio opened the meeting at 8:00 PM, and invited Councilwoman DiPaola 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. In case of a fire, follow the Fire Exit signs above the doors to your right and left in the Council Chambers, and please exit calmly.

ROLL CALL:

Mr. Tom Callagee – Absent
Mayor Carlos Colina – Absent
Councilwoman Danielle DiPaola – Present
Mr. Patrick Gagliardi – Absent
Mr. Gary Goursky – Present
Mr. Louis Lamatina – Present
Mr. Christopher Leins – Present
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Absent
Vice Chairman Gary Schwinder – Present
Mr. Brian Todd – Absent
Mr. Richard Worthington – Present
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Berge Tombalakian – Land Use Engineer – Absent – attendance not requested
Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested
Mr. Joe Solimando – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on July 21, 2011 by Mr. Lamatina, seconded by Mr. Goursky, and carried

A motion was made to table approval of the minutes for the meeting held on September 1, 2011 by Mr. Lamatina, seconded by Mr. Schwinder, and carried. .

CORRESPONDENCE: The Secretary stated there is no correspondence.

VOUCHERS: The Secretary stated there were no vouchers.

WILLIAM DITTFIELD – 798 SOLIDER HILL ROAD – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Councilwoman DiPaola, seconded by Mr. Lamatina, and carried. Roll call as follows:

Mr. Schwinder – yes
 Councilwoman DiPaola – yes
 Mr. Lamatina – yes
 Chairman Orecchio – yes

MSH MANAGEMENT LLC – 45 EMERSON PLAZA EAST – REQUEST FOR AN EXTENSION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Schwinder, seconded by Councilwoman DiPaola, and carried. Roll call vote as follows:

Mr. Lamatina – yes
 Councilwoman DiPaola – yes
 Mr. Schwinder – yes
 Chairman Orecchio – yes

COREN – 92 DORCHESTER ROAD – NEW APPLICATION

Mr. & Mrs. Coren were present and submitted proof of notice, which was reviewed by Mr. Martin and deemed sufficient. Mrs. Coren stated that due to constructing an ADA bathroom in the rear of the existing garage – due to my husband's degenerative neuromuscular disease – we lost 10 feet and we are requesting variance to bump out the garage 7.4 feet to accommodate our Honda Pilot, which will bring our garage out to the existing small brick wall.

A motion was made to open public session Councilwoman DiPaola, seconded by Mr. Schwinder, and carried.

Gene Frank – 49 Chandler Drive – has a disabled son and described what it's like living in a split level home. The Coren's are great neighbors and keep their home meticulous.

A motion was made to close public session by Councilwoman DiPaola, seconded by Mr. Worthington, and carried.

A motion was made to approve the application by Councilwoman DiPaola, seconded by Mr. Schwinder, and carried. Roll call vote as follows:

Mr. Lamatina – yes
 Mr. Worthington – yes
 Mr. Goursky – yes
 Mr. Leins – yes
 Mr. Schwinder – yes
 Councilwoman DiPaola – yes
 Chairman Orecchio – yes

Mr. Martin will prepare a Resolution for our next meeting. Mr. & Mrs. Coren thanked the Board for their time and consideration.

Mr. Worthington excused himself from Council Chambers.

LANTIGUA – 102 ORCHARD AVENUE – NEW APPLICATION

Mr. & Mrs. Lantigua were present and submitted proof of notice, which was reviewed by Mr. Martin and deemed sufficient. Mr. Lantigua stated the variances requested are for side yard of 16.58 feet – where 20 feet is required – and due to the construction of the front portico, we will go over the average front yard setback and the maximum coverage of 30 percent. Mr. Lantigua presented the Board with a copy of the architectural drawings, which the Secretary stated was on file in the Clerk's Office.

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

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

A motion was made to approve the application by Mr. Goursky, seconded by Mr. Schwinder, and carried. Roll call vote as follows:

Mr. Lamatina – yes
 Councilwoman DiPaola – yes
 Mr. Leins – yes
 Mr. Schwinder – yes
 Mr. Goursky – yes
 Chairman Orecchio – yes

Mr. Martin will prepare a Resolution for our next meeting. Mr. & Mrs. Lantigua thanked the Board for their time and consideration.

At this time, Mr. Worthington returned to Council Chambers.

ANY BOARD MEMBER:

Chairman Orecchio stated the Home for the Armenian Aged is scheduled to appear at our next meeting, however, they may not be ready – traffic counts started today. The Secretary will contact Mr. Bell the week of September 26th to check on their appearance.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Lamatina, seconded by Mr. Goursky, and carried.

Respectfully submitted,



Barbara Looney