

**MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
SEPTEMBER 4, 2014**

This meeting of the Emerson Land Use Board was held in the Municipal Building. Chairman Orecchio opened the meeting at 8:15 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	Absent
Thomas Callagee	Absent
Carlos Colina, Mayor	Absent
John DeThomasis	Present
Gary Goursky	Absent
Mark Orecchio, Chairman	Present
Germaine Ortiz	Present
Gary Schwinder, Vice Chairman	Present
Michael Wallace	Absent
Richard Worthington, Council	Present
Christopher Martin, Attorney	Present
Berge Tombalakian, Engineer	Present
David Troast, Planner	Present
Michael Sartori, CCO/Zoning	Not Requested
Joseph Solimando, DPW	Not Requested
Kathy Rizza, Secretary	Present

Minutes of August 21, 2014 were approved, as amended, on a motion from Mr. Schwinder, seconded by Mr. DeThomasis, and carried.

Vouchers

Boswell Engineering-

Armenian Home - \$869.00
Hackensack Golf Club - \$474.00
Galeazza - \$158.00
Subaru - \$474.00
Rubinstein - \$316.00

Morrison Mahoney

Town and Country - \$900.00
Leshinsky - \$325.00
Hackensack Golf Club - \$900.00
Colin - \$350.00
Armenian Home - \$311.44
Valero - \$487.82
Elm Terrace - \$387.50
Galeazza - \$337.50
Zeller - \$337.50
Klein - \$350.00
Kesilyas - \$575.00
Melillo - \$288.62
Petruzella - \$325.00

No. Jersey Media

Misc. applications - \$58.55

Correspondence

None

The above vouchers and correspondence were approved on a motion from Mr. Schwinder, seconded by Mr. DeThomasis, and carried by all.

Resolutions:

KBC Properties LLC/Kuiken Brothers
17 Chestnut Street

**Block 405, Lot 14
Site Plan Approval**

The resolution was read by all. Amendments were made and **the resolution was approved on a motion** from Mr. Schwinder, seconded by Mr. DeThomasis, and carried by roll call vote as follows:

Ms. Ortiz	Yes
Councilman Worthington	Yes
Mr. DeThomasis	Yes
Mr. Schwinder	Yes
Chairman Orecchio	Yes

The above resolution will be published as required.

Continued Application:

**The Wise Family Trust
32 Bland Street
Block 213, Lot 6
Site Plan Approval**

Robert Maloof, Esq. of 645 Westwood Avenue in River Vale is representing the applicant. This is a minor site plan application for a certificate of occupancy for use of 4 spaces for permitted uses in the same building. Mr. Maloof stated that 3 additional parking spaces have been added including 2 handicapped. Mr. Schwinder asked if the overhead door is being replaced. He was told that no, the door is staying. Chairman reviewed the existing conditions regarding parking – there are 33 9x12’ spaces including 2 handicapped spaces - required is 47 spaces since there is 14,100 sq. ft. of space. The spaces will not be 10x20’ as required by code. All tenants will have access to the dumpster. One possible tenant has backed out of the agreement with the landlord due to the fact that he would have to come back to the Board for a variance.

A motion to open to the public on this matter was made by Mr. Schwinder, seconded by Mr. DeThoamsis. With no one wishing to be

heard, **a motion to close the meeting to the public** was made by Mr. Schwinder, seconded by Mr. DeThomasis, and carried.

A motion to approve the application with a 14 parking space variance and a 9x18' parking stall size design variance was made by Mr. Schwinder, seconded by Mr. DeThomasis, and carried by roll call vote a follows:

Ms. Ortiz	Yes
Councilman Worthington	Yes
Mr. DeThomasis	Yes
Mr. Schwinder	Yes
Chairman Orecchio	Yes

The resolution for this approval will be memorialized at the October 2nd meeting of the Land Use Board.

Any Board Member/ Good and Welfare

The meeting was opened to the public on a motion from Mr. Worthington, seconded by Ms. Ortiz, and carried.

No one wished to be heard.

The meeting was closed to the public on a motion from Mr. Worthington, seconded by Ms. Ortiz, and carried.

A motion to adjourn was made by Mr. Worthington, seconded by Mr. DeThomasis, and carried.

Respectfully submitted,

Kathy Rizza, Secretary

