

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

This meeting of the Emerson Municipal Land Use Board is being held in compliance with the Open Public Meeting Act. The Borough Clerk has notified The Record and The Ridgewood News of this meeting 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

Pledge of Allegiance

Roll Call

Approval of Minutes: July 14, 2016

Correspondence and Vouchers

Valley Sign – Review of Prudential Sign for 17 Ackerman Ave.

Resolutions:

Tripodi Residence Expansion

Cannici Residence Expansion

Clarification of Subaru Site Plan

Resolution for Subaru (if clarification satisfies board)

Resolution of the Land Use Board Affirming and Recommending Amendments to the Redevelopment Plan for “An Area in Need of Redevelopment” in the Borough of Emerson, New Jersey Pursuant to N.J.S.A. 40A:12A-1 et.seq.

Applications:

Monchino Residence - 3 Douglas St., Bump out north wall

Emerson Convalescent - Add to patio area

Clark Residence -90 Jefferson - Add upper level

New:

Discussion: Preliminary and supplemental study of certain areas in need of redevelopment.

Open to the Public

Any Board Member

Good and Welfare

Adjournment