

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

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	Absent
Thomas Callagee	Absent
Carlos Colina, Mayor	Present
John DeThomasis	Present
Gary Goursky	Present
Mark Orecchio, Chairman	Present
Germaine Ortiz	Present
Gary Schwinder, Vice Chairman	Present
Michael Wallace	Present
Richard Worthington, Council	Present
Neil Tortora, Attorney	Present
Berge Tombalakian, Engineer	Present
Bridgette Bogart Planner	Not Requested
Michael Sartori, CCO/Zoning	Present
Joseph Solimando, DPW	Not Requested
Kathy Rizza, Secretary	Absent

Minutes:

The minutes of 10-2-14, 10-16-14 and 11-6-14 were approved on a motion from Mr. Goursky, seconded by Mr. Wallace and carried by all.

Vouchers:

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

- North Jersey Media – Kuiken - \$33.22
- North Jersey Media – LUB notices - \$8.82
- Boswell Engineering – 205 Ackerman - \$158.00
- Boswell Engineering – Kuiken - \$474.00
- Boswell Engineering – 98 Linden - \$316.00
- Boswell Engineering – Hackensack Golf Club - \$3,142.00
- Boswell Engineering – 200 Kinderkamack Road - \$316.00
- Boswell Engineering – 70 Patrick - \$79.00
- Boswell Engineering – Armenian Home - \$632.00
- Boswell Engineering – Hackensack Golf Club - \$928.00
- Boswell Engineering – American Legion - \$1,422.00
- Boswell Engineering – 70 Patrick - \$316.00
- Boswell Engineering – 200 Kinderkamack Road - \$79.00
- Boswell Engineering – Wise Family Trust - \$217.50
- Boswell engineering - American Legion - \$507.50
- Boswell Engineering – Armenian Home - \$462.00

New Application:

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

The homeowner was present to request the variance needed for the installation of a 5’ fence on his corner property where 3’ is the maximum. A bulk variance from Borough Ordinance 290-40, Fences, B is also required. After discussion a motion was made by Mr. Schwinder, seconded by Mr. Wallace, to approve this application. A roll call vote was taken as follows:

- | | |
|----------------|-----|
| Mr. DeThomasis | Yes |
| Mayor Colina | Yes |
| Mr. Goursky | Yes |

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

The resolution will be read at the next meeting.

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