



MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
APRIL 21, 2011

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, April 21, 2011. Chairman Orecchio opened the meeting at 8:00 PM, and invited Mr. Schwinder 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 – Present
Mayor Carlos Colina – Absent
Councilwoman Danielle DiPaola – Absent
Mr. Patrick Gagliardi – Present
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 – Present
Mr. Richard Worthington – Present
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Berge Tombalakian – Land Use Engineer – Present
Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested
Mr. Joe Solimando – Absent – attendance not requested

MINUTES:

A motion was made to table approval of the minutes for the meeting held on March 17, 2011, by Mr. Goursky, seconded by Mr. Worthington, and carried.

A motion was made to approve the minutes for the meeting held on April 7, 2011 by Mr. Schwinder, seconded by Mr. Goursky, and carried.

CORRESPONDENCE:

- Memo from Barbara Looney – dated 4/11/11 – Re: Northern Valley Developers
- Memo from Jay Lazerowitz – dated 4/8/11 – Re: Barone – 30 Highland Avenue

VOUCHERS:

- \$750.00 – Boswell Engineering – Re: BMAI, LLC
- 150.00 – Boswell Engineering – Re: 22 Clinton Street

A motion was made to approve these vouchers by Mr. Lamatina, seconded by Mr. Schwinder, and carried.

VAN BUREN LLC, 17 A-C PALISADE AVENUE - RESOLUTION

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

Mr. Gagliardi – yes
 Mr. Goursky – yes
 Mr. Worthington – yes
 Mr. Schwinder – yes
 Mr. Lamatina – yes
 Chairman Orecchio – yes

NORTHERN VALLEY DEVELOPERS – 32 SPRUCE AVENUE - RESOLUTION

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

Mr. Callagee – yes
 Mr. Gagliardi – yes
 Mr. Worthington – yes
 Mr. Lamatina – yes
 Mr. Goursky – yes
 Chairman Orecchio – yes

CHANGE OF TENANCY / OCCUPANCY – Mr. Martin stated Mr. Sartori was unable to attend this evening's meeting, and the matter will be tabled until our next meeting.

ANY BOARD MEMBER:

Chairman Orecchio questioned the status of 22 Clinton Street. Mr. Martin stated he has a telephone conference scheduled for next Wednesday, April 27th.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

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

Respectfully submitted,


 Barbara Looney