



MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
MAY 17, 2012

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, May 17, 2012. Chairman Orecchio opened the meeting at 8:00 PM, and invited Mr. Callagee 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. Robert Adams – Absent
Mr. Tom Callagee – Present
Mayor Carlos Colina – Present
Councilwoman Danielle DiPaola – Present
Mr. Gary Goursky – Present
Mr. Christopher Leins – Absent
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Present
Mr. Matthew Ryan – Absent
Mr. Gary Schwinder – Present
Mr. Brian Todd – Present
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Berge Tombalakian – Present
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 May 3, 2012 by Mr. Goursky, seconded by Mr. Schwinder, and carried.

CORRESPONDENCE:

Memo from Boswell Engineering – dated 5/15/12 – Re: Patel

VOUCHERS:

\$487.50 – Morrison Mahoney – Re: Brenner
237.98 – Morrison Mahoney – Re: Goldian Realty LLC

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

PORTSCHER – 62 CLINTON STREET – RESOLUTION

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

Mr. Schwinder – yes
Mayor Colina – yes
Councilwoman DiPaola – yes
Chairman Orecchio – yes

MARCAZO – 11 LAKEVIEW DRIVE – RESOLUTION

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

Mr. Schwinder – yes
Councilwoman DiPaola – yes
Mayor Colina – yes
Mr. Goursky – yes
Mr. Todd – yes
Chairman Orecchio - yes

PATEL – 136 DYER AVENUE – CONTINUED

Mr. Tombalakian advised the Board and the public that he received a message from Mr. Patel's architect – just before the meeting began – that he is unable to attend due to another commitment. Mr. Patel didn't want to proceed without his architect, and the drawings will be amended to address Mr. Tombalakian's comments.

A motion was made to carry the application to our next meeting of June 7, 2012 by Councilwoman DiPaola, seconded by Mr. Goursky, and carried, with all members voting affirmative, none opposed.

ANY BOARD MEMBER:

Chairman Orecchio stated he is working on the proposed zoning changes – has the tax map but we don't have an updated zoning map. Mr. Tombalakian has the old Maser Consulting zoning map, however, it was never adopted by the Governing Body.

Mayor Colina stated the Memorial Day Service will be at 11 AM on Monday, May 28th and would like all to attend.

GOOD AND WELFARE:

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

Dave Pinchefskey – 140 Dyer Avenue – upset over the Patel application being carried to next meeting. Chairman Orecchio stated his architect will be revising the plans, based on the comments by Mr. Tombalakian.

Bob Andrews – 130 Dyer Avenue – reviewed plans this morning, and questioned when the revised plans will be submitted. Chairman Orecchio stated the revisions should be on file for inspection 10 days prior to the next meeting.

Rich Hanson – 146 Dyer Avenue – may not be able to attend next meeting, still against the application.

Bob Brancato – 141 Dyer Avenue – questioned if the home is a multiple dwelling; wants to see the home more appealing.

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. Todd, seconded by Councilwoman DiPaola, and carried.

Respectfully submitted,



Barbara Looney