



EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
MARCH 4, 2010

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, March 4, 2010. Chairman Bischoff opened the meeting at 8:00 PM, and invited Mrs. Looney 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:

Councilman Steven Bair – Present
Chairman Jeff Bischoff – Present
Mr. Tom Callagee – Absent
Ms. Danielle DiPaola – Present
Mr. Gary Goursky – Present
Mr. Brian Lacey – Present
Mayor Lou Lamatina – Present
Mr. Christopher Leins – Absent
Mr. Mark Orecchio – Present
Mrs. Germaine Ortiz – Present
Mr. Gary Schwinder – Present
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested
Mr. Paul Niehoff – Borough Engineer – 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 February 4, 2010 by Ms. DiPaola, seconded by, Mr. Orecchio, and carried.

CORRESPONDENCE:

- Memo from Maser Consulting – dated 2/24/10 – Re: Grand Investments IV, LLC
- Flyer from ANJEC – Re: 2010 Smart Growth Planning Grants for Municipalities

VOUCHERS:

- \$1,341.25 – Maser Consulting – Re: Metro New York PCs
- 1,000.00 – Morrison Mahoney – Re: 1st quarter retainer
- 942.50 – Maser Consulting – Re: 200 KMACK Properties
- 108.75 – Maser Consulting – Re: 31 Emerson Plaza, LLC
- 307.50 – Maser Consulting – Re: Grand Investments IV, LLC
- 315.00 – New Jersey Planning Officials – 2010 dues
- 60.48 – North Jersey Media Group – Re: 2010 Meeting dates
- 35.92 – North Jersey Media Group – Re: Aramini & Grand Investments IV

STAVROU FAMILY LLC – 348 KINDERKAMACK ROAD – SIGN APPLICATION

Mr. Marc Leibman was present and is representing the applicant. Proof of notice was submitted, reviewed by Mr. Martin, and deemed sufficient. The applicant is here this evening for a sign variance – Mr. Stavrou ordered fancy window blinds and shades, with the “Celebrity Salon” logo and photographs of models on them. We have been notified that we are violating the Zoning Ordinance and the previous sign approval received from this Board. Mr. Leibman took 22 photos today and submitted these photos, which were marked and entered as Exhibits A 1 to A 22 and will be made part of the minutes.

At this time, Mr. Leibman introduced to the Board and the public Mr. Mario Stavrou, owner of the salon, 348 Kinderkamack Road, Emerson, New Jersey. Mr. Stavrou reviewed the photos with Mr. Leibman and stated he did not mean to insult or offend any one. Mr. Lacey stated the previous sign approval called for 3 signs, and days later all these blinds and shades appear – which include your logo – could be considered advertising and signage. Mr. Schwinder agreed and stated this is a blatant disregard of the previous approval – the applicant requested 4 signs – we agreed to 3, and then the appearance of all the blinds and shades, clearly over the 20% coverage allowed on each window. Mr. Schwinder added that he has no problem with the visual photographs, however, the logo on the rear shades is offensive.

A motion was made to open public session by Mayor Lamatina, seconded by Mr. Goursky, and carried, with no comments.

A motion was made to close public session by Ms. DiPaola, seconded by Mr. Orecchio, and carried.

At this time, Mr. Leibman requested a short recess to confer with his client.

After a brief recess, the applicant proposed the following:

- Front of the building: remove the 3 temporary signs (posters) and the middle on second floor
- North side of building: keep visual photographs
- Rear of the building: replace all logo shades with blank shades
- South of the building: keep all, except the second (towards front) floor middle shade

A motion was made to approve the application by Mayor Lamatina, based on the above, seconded by Mr. Schwinder, and carried. Roll call vote as follows:

Mrs. Ortiz – yes
 Ms. DiPaola – yes
 Councilman Bair – yes
 Mr. Orecchio – yes
 Mr. Goursky – yes
 Mr. Lacey – no
 Mr. Schwinder – yes
 Mayor Lamatina – yes
 Chairman Bischoff – yes

Mr. Martin will prepare a Resolution for our next meeting. Mr. Leibman and Mr. Stavrou thanked the Board for their time and consideration.

ANY BOARD MEMBER:

Mayor Lamatina stated that in the County Executive's State of the County address, he did mention the improvements to Kinderkamack Road. Councilman Bair stated the Zoning Board is completing their last applications, and the Council will move forward at our next meeting.

Mr. Martin stated he had a discussion today with Mr. Andy Del Vecchio with regard to the pending application on 200 KMAC Properties, and the carrying of the application is only good to this evening, and may file for a Default Approval. Mayor Lamatina stated Mr. Del Vecchio or the applicant did not appear at the last meeting of the Governing Body, and they seem to be in agreement of \$20,000 in compensation. Mayor Lamatina stated various conversations have been taken place between the Borough and Mr. Del Vecchio, and Councilman Shaw agreed to contact Mr. Polidoro.

A motion was made to carry the application indefinitely by Ms. DiPaola, seconded by Mr. Orecchio, and carried, with all members voting in the affirmative, none opposed, based on the following:

- Monetary agreement with the Borough of Emerson
- Amended plans
- Easement agreement with Gregory T's
- Compliance with recommendations / comments of the Borough Engineer

GOOD AND WELFARE:

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

A motion was made to close public session by Ms. DiPaola, seconded by Mayor Lamatina, and carried.

ADJOURNMENT:

A motion was made to adjourn the meeting by Mayor Lamatina, seconded by Mr. Lacey, and carried.

Respectfully submitted,


Barbara Looney