

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
APRIL 5, 2007

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, April 5, 2007. Chairman Bair opened the meeting at 8:00 PM, and invited Mayor Lamatina 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.

ROLL CALL:

Mr. Robert Adams – Absent
 Chairman Steven Bair – Present
 Mr. Jeffrey Bischoff – Present
 Mr. Thomas Callagee – Absent
 Ms. Danielle DiPaola – Present
 Mr. Gary Goursky – Present
 Councilman Christopher Heyer – Absent
 Mr. Barry Howard – Present
 Mayor Louis Lamatina – Present
 Mr. John Lazar – Present
 Mr. Mark Orecchio – Present
 Mrs. Barbara Looney – Board Secretary – Present
 Mr. Christopher Martin – Board Attorney – Present
 Mr. Paul Niehoff – Borough Engineer – Absent – attendance not requested
 Mr. Mike Sartori – Construction / Zoning Officer – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on February 15, 2007 by Ms. DiPaola, seconded by Mr. Bischoff, and carried.

A motion was made to approve the minutes for the meeting held on March 1, 2007 by Mr. Orecchio, seconded by Mr. Goursky, and carried.

The Secretary stated the minutes for the meeting held on March 15, 2007 are not completed.

CORRESPONDENCE:

- Memo from Maser Consulting – dated 3/16/07 – Re: 58 Kinderkamack Road, LLC
- Memo from Job & Job – dated 3/21/07 – Re: 58 Kinderkamack Road, LLC
- Memo from Maser Consulting- dated 3/28/07 – Re: PNC Bank – Major Soil Permit
- Memo from Sgt. Richard Mottley – dated 3/28/07 – Re: PNC Bank – Major Soil Permit
- Memo from Job & Job – dated 3/30/07 – Re: 58 Kinderkamack Road, LLC
- Flyer – Land use symposium – 4/21/07
- Flyer – NJ League of Municipalities – Everything local officials need to know about ethics seminar – 5/8/07

VOUCHERS:

- \$ 115.00 – Mark Madaio – Re: Brandreth – 14 Emerson Plaza West
- 725.00 – Maser Consulting – Re: Spinelli
- 930.00 – Maser Consulting – Re: Gikas
- 5340.00 – Maser Consulting – Re: A & R Builders
- 1558.75 – Maser Consulting – Re: Oritani Savings Bank
- 427.00 – Job & Job – Re: 58 Kinderkamack Road, LLC
- 365.00 – Job & Job – Re: McGuinness / Cullen

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

COLDEN – 177 KINDERKAMACK ROAD – CHANGE OF TENANCY

Mr. George Visalli was present and is partners with Mr. Jeff Colen, who completed the application for change of tenancy. Mr. Visalli stated he wishes to open a coin store for collectors; the hours would be from 10 AM to 6 PM Wednesday through Saturday; one employee will be on site; the square footage of the rental space is 168 feet, and we intend to renovate the space to include an alarm system.

A motion was made to approve the Change of Tenancy by Mr. Goursky, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

Ms. DiPaola – yes
 Mayor Lamatina – yes
 Mr. Bischoff – yes
 Mr. Lazar – yes
 Mr. Howard – yes
 Mr. Orecchio – yes
 Mr. Goursky – yes
 Chairman Bair – yes

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

PNC BANK – 422 OLD HOOK ROAD – MAJOR SOIL PERMIT – NEW APPLICATION

Mr. James Lott was present and is representing the applicant. Proof of service was submitted, reviewed, and deemed sufficient by Mr. Martin. Mr. Lott introduced Mr. Richard Streker, of Bohler Engineering, who was sworn in by Mr. Martin, gave his credentials, and accepted as an expert.

Mr. Streker stated the applicant proposes to move a total of 1,407 cubic yards of soil – approximately 574 cubic yards will be cut and 833 cubic yards will fill. The truck transportation route will be west on Old Hook Road, south on Kinderkamack Road to Route 4 West onto Route 208.

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

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

A motion was made to approve the major soil movement permit by Mr. Howard, seconded by Mr. Bischoff, and carried. Roll call vote as follows:

Ms. DiPaola – yes
 Mayor Lamatina – yes
 Mr. Orecchio – yes
 Mr. Goursky – yes
 Mr. Lazar – yes
 Mr. Bischoff – yes
 Mr. Howard – yes
 Chairman Bair – yes

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

SPINELLI – 104 COLONIAL ROAD – RESOLUTION

After Board review of the Resolution prepared by Mr. Martin, a motion was made to memorialize the Resolution by Mayor Lamatina, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

Ms. DiPaola – yes
 Mr. Bischoff – yes
 Mr. Goursky – yes
 Mr. Lazar – yes
 Mr. Howard – yes
 Mr. Orecchio – yes
 Mayor Lamatina – yes
 Chairman Bair - yes

GIKAS – 156 ACKERMAN AVENUE – RESOLUTION

After Board review of the Resolution prepared by Mr. Martin, a motion was made to memorialize the Resolution, as amended, by Mr. Goursky, seconded by Mayor Lamatina, and carried. Roll call vote as follows:

Ms. DiPaola – yes
 Mr. Bischoff – yes
 Mr. Orecchio – yes
 Mr. Lazar – yes
 Mr. Howard – yes
 Mayor Lamatina – yes
 Mr. Goursky – yes
 Chairman Bair – yes

ANY BOARD MEMBER:

Chairman Bair requested new Board members contact the Secretary if they would like copies of the Borough's soil movement, tree management, and zoning ordinances – which are also available online at the Borough's website.

Mayor Lamatina stated he met with 2 developers this week at Borough Hall who are interested in Redevelopment. At the next council meeting of April 10th, we will discuss the possibility of extending the deadline for RFP's to April 27, 2007 at 12 PM. Hopefully all interested developers will make a presentation at our meeting of May 1st, and a selection of a developer on May 15th.

Mayor Lamatina further stated that Joe Burgis suggested the redevelopment be done in 4 stages, based on priority.

GOOD AND WELFARE:

A motion was made to open public session by Mr. Orecchio, seconded by Ms. DiPaola, and carried, with no comments.

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

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Bischoff, seconded by Mr. Orecchio, and carried.

Respectfully submitted,

Barbara Looney