

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**FEBRUARY 7, 2008**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, February 7, 2008. Chairman Bischoff opened the meeting at 8:00 PM, and invited Ms. DiPaola 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 – Present  
 Councilman Steven Bair – Present  
 Chairman Jeffrey Bischoff – Present  
 Ms. Danielle DiPaola – Present  
 Mayor Louis Lamatina – Present  
 Mr. John Lazar – Present  
 Mr. Mark Orecchio – Present  
 Mrs. Germaine Ortiz – Present  
 Mr. Gary Schwinder – Present  
 Mr. Thomas Callagee – Present  
 Mr. Gary Goursky – Absent  
 Mr. Christopher Martin – Board Attorney – Present  
 Mrs. Barbara Looney – Board Secretary – Present  
 Mr. Michael Sartori – Construction / Zoning Officer – Present  
 Mr. Craig Hermann – Engineer – Present

**MINUTES:**

A motion was made to approve the minutes for the meeting held on January 14, 2008 by Councilman Bair, seconded by Mr. Lazar, and carried.

**CORRESPONDENCE:**

- Memo from Joe Scarpa – dated 1/8/08 – Re: extension for Borough Newspaper
- Memo from Joe Scarpa – dated 1/22/08 – Re: Mandatory seminar 2/22/08
- Memo from Emerson Police Department – dated 1/28/08 – Re: Home for the Armenian Aged
- Application for Commercial Certificate of Occupancy – 39 Bland Street
- Application for Commercial Certificate of Occupancy – 11 Ackerman Avenue
- Memo from Barbara & Ed Battle – dated 1/30/08 – Re: Home for the Armenian Aged
- ANJEC Brochure – Re: 2008 Smart Growth Planning Grants for Municipalities

**VOUCHERS:**

- \$295.00 – New Jersey Planning Officials – Re: 2008 Dues

A motion was made to approve this voucher by Ms. DiPaola, seconded by Mayor Lamatina, and carried.

**CARTRIDGE EXPRESS – 201 KINDERKAMACK ROAD – RESOLUTION**

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Orecchio, seconded by Mayor Lamatina, with all members voting in the affirmative, none opposed.

**M & M SUPPLIES – 39 BLAND STREET – CHANGE OF TENANCY**

Mr. Thomas Lind was present and is interested in renting space at the above location. Mr. Lind was sworn in by Mr. Martin and accepted as a witness. Mr. Lind stated the proposed business would be a wholesale lighting and electrical business, which is a permitted use in the zone. There would be 2 additional employees, deliveries would be in the morning, and there is sufficient parking in the rear – the space is approximately 1200 square feet.

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

Mrs. Ortiz – yes  
 Mr. Schwinder – yes  
 Mayor Lamatina – yes  
 Councilman Bair – yes  
 Mr. Orecchio – yes  
 Mr. Adams – yes  
 Mr. Lazar – yes  
 Ms. DiPaola – yes  
 Chairman Bischoff – yes

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

**ALPHA ENVIRONMENTAL – 11 ACKERMAN AVENUE – CHANGE OF TENANCY**

Mr. Sal Princiati was present and is representing the applicant – Ms. Antonia Gilligan, President and Founder of the company. Ms. Gilligan was sworn in by Mr. Martin and accepted as a witness. Ms. Gilligan stated the proposed business would be an air quality-testing laboratory and office – approximately 1600 square feet – 60 to 70% of the space would be office space, 10% would be a laboratory space, with the remaining space being used for storage. There would be one chemist and one administrative person at the location, which does not have any parking, and there is no retail / walk-in business. Mr. Sartori confirmed that the “car port” is not a parking spot, and there is time-limit parking on Ackerman and nearby Hasbrouck Avenue. Mr. Sartori also brought up the old sign on the side of the building, of a former tenant. Mr. Gary Newman, managing agent for the building owner, was sworn in by Mr. Martin and accepted as a witness. Councilman Bair and Mr. Schwinder requested the old sign be removed from the building as a condition of this approval – Mr. Newman agreed to remove the sign with 30 days.

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

Mrs. Ortiz – yes  
 Ms. DiPaola - yes  
 Councilman Bair – yes  
 Mr. Orecchio – yes  
 Mr. Adams – yes  
 Mr. Lazar – yes  
 Mayor Lamatina – yes  
 Mr. Schwinder – yes  
 Chairman Bischoff – yes

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

### **HOME FOR THE ARMENIAN AGED – MAIN STREET – NEW APPLICATION**

Mr. Allen Bell was present and is representing the applicant. Proof of Notice was submitted, reviewed, and deemed sufficient by Mr. Martin. Ms. DiPaola and Mr. Schwinder excused themselves from the dais since they have had business dealings with the Home.

Mr. Bell advised the Board and the public that the Armenian home has existed on this property since 1938. Over the years, additional buildings have been built and connected to one another, and today the structures are not sufficient and dated. The proposal is for a brand new home – a more efficient structure for this use, and aesthetically pleasing, which require no variances.

Mr. Bell introduced Mr. Andy Tarijian – President and Chairman of the Home, which is a non-profit nursing care / sub acute facility. Mr. Tarijian was sworn in by Mr. Martin and accepted as a witness. Mr. Tarijian gave a brief description of how the Home came into existence, and as time went on, the Home kept growing in bits and pieces, and is open to all nationalities. Board Members of the Home are all volunteers and our main job is to raise funds, and we are in a better position to serve the public, and the Borough of Emerson. Mr. Tarijian stated there are currently 85 licensed beds, and the current facility is very inefficient; in order to operate this facility we are required to have a “Certificate of Need”; we accept Medicare, Medicaid and those who can afford to pay. Currently there are 85 employees – 3 shifts – 25 at every shift, may be additional during the day for administrative purposes – we have a very dedicated staff and lots of volunteers. The proposed new structure would have 160 licensed beds, which will require us to again file with the State of New Jersey for a “Certificate of Need” – and we anticipate the number of employees, per shift, to be approximately 40 – depending on occupancy. Mr. Tarijian hoped the construction would be done in stages, not to disrupt the patients.

Mayor Lamatina referred to the Redevelopment Plan and requested the applicant to follow the streetscape plan with regard to pavers, tree wells, lighting, and green space – Mr. Bell added they are working on a Tree Management Plan. Mr. Orecchio questioned the impact on emergency services, due to the increase in beds, which was discussed when they appeared informally back in February 2006 – Mr. Bell stated a letter was forwarded to the Governing Body with regard to a contribution in lieu of taxes, and the Secretary will obtain a copy for the Board. Mrs. Ortiz questioned approximately how long the construction would take – Mr. Tarijian replied about a year in a half. Chairman Bischoff questioned if there would be any signs on the property – Mr. Bell stated there are no plans for a sign – if we decide to install one, it will comply or we will come back before the Board.

At this time, Mr. Bell introduced Mr. David Sadaki, Civil Engineer from Lapatka Associates. Mr. Sadaki gave his credentials, was sworn in by Mr. Martin, and accepted as a witness. The following were marked and entered as Exhibits:

- A1 – Site plan
- A2 – Plan – existing conditions off Broad Street
- A3 – Drainage plan

Mr. Sadaki stated he prepared the site plan, and the existing property is in the R 7.5 zone, the 3 lots are 3.52 acres and consist of 153,833 square feet; the existing structures are attached / detached one and two story buildings, concrete pads and sidewalks – access is from Broad Street. Mr. Sadaki stated the proposal is to remove all the structures on site, and construct a new two story building with 2 parking areas – one towards the west with 96 parking spaces, access from Broad and Main Streets, and one northeast with 5 parking spaces for maintenance and employees – access from Broad Street only. Mr. Bell referred to the line of sight issue for this northeast driveway – Mr. Sadaki stated the line of sight is decreased due to the existing bushes on the adjacent property, and a suggestion was made that this driveway be right turn only, and Chairman Bischoff read a portion of Sgt. Mottley’s report addressing this issue – Mr. Bell stated

this driveway would only be used for the 5 parking spaces and the dumpster area. Mr. Orecchio questioned where deliveries would be made – Mr. Bell stated this driveway could be used for deliveries, but this driveway could be used for garbage and delivery trucks, so they would avoid backing up and out onto Broad Street. Chairman Bischoff suggested a traffic study, since residents have been complaining about deliveries, idling, and traffic on Broad Street – which Councilman Bair also confirmed – Mr. Bell agreed to a traffic study, and Chairman Bischoff will contact the traffic division of Maser Consulting.

Mr. Lazar questioned Mr. Sadaki on the drainage easement – Mr. Sadaki stated there is a 15-foot drainage easement on the property that runs from north to south, which crosses under the road, and into a brook across Main Street (near the High School). Mr. Sadaki also stated there is a 10-foot easement that drains towards the east. The property currently drains to an existing catch basin on the westerly portion of the two-story building – there is no onsite drainage. The applicant is proposing a stone infiltration / detention system for the site – once the water leaves the system, it will re-enter the existing line that comes thru the site, over a slower rate of time. Chairman Bischoff stated there are existing drainage problems with that pipe, according to Mr. Solimando, of the Department of Public Works – Mr. Bell stated a request was made to replace that 15-inch pipe that runs across the property, which the applicant has agreed to, and we will discuss with the Borough Engineer. Mr. Sadaki reviewed the grade of the property, and Mr. Bell added that a percolation test would be done next week. Mr. Lazar questioned the depth of the detention system – Mr. Sadaki stated 5-foot deep stone bed. Mr. Hermann suggested a drainage study be done of the surrounding streets in the area – based on residents concerns. Chairman Bischoff referenced the detention system installed with regard to the Linden Estates / Pioneer Developers.

Mr. Bell introduced Mr. Robert Cozzarelli, Architect from the firm of Bertone Cozzarelli, who gave his credentials, sworn in by Mr. Martin, and accepted as a witness. The following were marked and entered as Exhibits:

- A4 – Ground floor plan
- A5 – Second floor plan
- A6 – Colored plan
- A7 – Photo rendering

Mr. Cozzarelli stated he has designed other nursing facilities; a portion of the existing facility will be demolished, and patients will be kept onsite during construction. The new footprint of the proposed building is 33,753 square feet per floor, and one of our main goals is to retain a large amount of green space along the westerly property line – the facility will be ADA compliant and fully sprinkled. Mr. Cozzarelli stated his staff took great care in designing this facility, and we will address the concerns of the neighbors. The basement will only be used for storage and mechanical equipment. The façade of the building will give a townhouse appearance – brick veneer with siding for low maintenance – colors will be earthtones to blend with the residential homes. Mr. Lazar questioned the type of flowering trees that would be planted – Mr. Cozzarelli stated a Tree Management Plan would be prepared. Mayor Lamatina inquired whether some portion of the green space could be used for a “park like area”, with nice plantings and benches for the residents to use. Chairman Bischoff commented on dust control during the demolition, due to the school being so close – Mr. Cozzarelli stated if there were any asbestos in the building, it would have to be removed – this will be addressed in the demolition plan.

Chairman Bischoff also stated he spoke with Chief Saudino with regard to truck traffic before and after school hours, parking for employees / construction workers at the site, and the potential impact on Broad Street.

A motion was made to open public session by Mr. Lazar, seconded by Mr. Adams, and carried.

Mr. Gary Schwinder – 99 Linden Avenue – every precaution must be taken if you’re going to be constructing a basement – the Borough has a very high water table and the soil does not percolate. Mr. Schwinder also commented on the installation of curbing, especially along Clinton Street, as vehicles are now parking on the lawn of the Home.

Ken Hoffman – 61 Emwood Drive – questioned if the application has an affordable housing component and will the amount of impervious coverage decrease – Mr. Bell responded no to the affordable housing, and there is an increase in the impervious coverage due to less building area, but more parking.

Mike Sartori – Construction Official – questioned the construction time frame and loading dock – Mr. Bell responded 1 year from approval, and then construction approximately a year and a half, due to State approvals and fundraising. With regard to a loading dock, nothing has been proposed at this time. Chairman Bischoff requested the applicant look into some sound attenuation along the narrow driveway. Mayor Lamatina requested a memo from the applicant stating COAH has no application with regard to this – Mr. Bell stated the third round is out, however, not in effect – this is a non-profit use – that is why we agreed to a contribution.

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

Mr. Bell requested clarification on the traffic study – Chairman Bischoff advised Maser Consulting would be able to take care of this study. Mr. Bell agreed to grant any extensions the Board might require.

Chairman Bischoff announced the application would be continued at our next meeting. Mr. Bell thanked the Board for their time and consideration.

**ANY BOARD MEMBER:** No comments at this time.

**GOOD AND WELFARE:**

A motion was made to open public session by Mayor Lamatina, seconded by Mr. Orecchio, 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 Mr. Orecchio, seconded by Mrs. Ortiz, and carried.

Respectfully submitted,

Barbara Looney