

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**NOVEMBER 6, 2008**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, November 6, 2008. Chairman Bischoff 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.

**ROLL CALL:**

Mr. Robert Adams – Absent  
 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 – Absent  
 Mr. Thomas Callagee – Present  
 Mr. Gary Goursky – Present  
 Mr. Christopher Martin – Board Attorney – Present  
 Mrs. Barbara Looney – Board Secretary – Present  
 Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested  
 Mr. Joseph Solimando – DPW Supervisor – Absent – attendance not requested  
 Mr. Paul Niehoff – Borough Engineer – Absent – attendance not requested

**MINUTES:**

A motion was made to approve the minutes for the meeting held on October 16, 2008 by Mayor Lamatina, seconded by Mr. Orecchio, and carried.

**CORRESPONDENCE:**

- Memo from Maser Consulting – dated 10/30/08 – Re: Railroad Grill
- Memo from County of Bergen – Department of Public Works – dated 11/3/08 – Re: Redevelopment

**VOUCHERS:**

- \$1,289.00 – Taylor & Friedberg – Re: Services – Redevelopment
- 55.33 – Ms. Danielle DiPaola – Re: Supplies – Redevelopment 9/24 & 10/2

A motion was made to approve these vouchers by Mr. Goursky, seconded by Mrs. Ortiz, and carried.

**HOME FOR THE ARMENIAN AGED – MAIN STREET – RESOLUTION**

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

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

**31 EMERSON PLAZA LLC – EMERSON HOTEL - RESOLUTION:**

The Board reviewed the Resolution prepared by Mr. Martin, and the applicant submitted revised plans prior to the meeting, and a motion was made to memorialize the Resolution, based on additional revised plans being submitted, by Mayor Lamatina, seconded by Mrs. Ortiz, and carried. Roll call vote as follows:

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

**RAILROAD GRILL – NICHOLAS PATENTAS – 176 KINDERKACK ROAD – NEW APPLICATION:**

Ms. Kalliop Kousis was present and is representing the applicant. Proof of notice was submitted, reviewed, and deemed complete by Mr. Martin. Ms. Kousis stated that the applicant is here this evening to remove the existing seating area to the other side of the building, due to the existing area having a “line up area” around the table areas – there will no additional seating or parking. The applicant has agreed to comply with all recommendations by Maser Consulting and the Building Department. Chairman Bischoff inquired whether or not the applicant is aware the property is in the Redevelopment area – Mr. Patentas stated he was.

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

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

A motion was made to approve the site plan by Mayor Lamatina, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

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

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

**REDEVELOPMENT – CONTINUED**

The proceedings will be recorded by the Court Stenographer.

**ANY BOARD MEMBER:**

A motion was made to table the Redevelopment designation hearings, at this time, by Ms. DiPaola, seconded by Councilman Bair, and carried. Roll call vote as follows:

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

**GOOD AND WELARE:**

No comments at this time.

A motion was made to go into Executive Closed Session, due to a potential conflict of interest with regard to the Redevelopment Study Area, by Mr. Orecchio, seconded by Councilman Bair, and carried.

Roll call vote as follows:

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

A motion was made to go into Open Public Session by Mr. Orecchio, seconded by Mrs. Ortiz, and carried.

A motion was made to go into Executive Closed Session, due to an additional potential conflict of interest with regard to the Redevelopment Study Area by Mr. Lazar, seconded by Mr. Callagee, and carried.

A motion was made to go into Open Public Session by Mr. Lazar, seconded by Councilman Bair, and carried.

**GOOD AND WELFARE:**

Sal Gebbia – 13 Emerson Plaza East – inquired why the Board went into closed session – Chairman Bischoff stated he could not answer that question at this time, and Mr. Martin added that 2 separate potential conflict of interest issues were brought up and they were handled in an Executive Session.

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

**ADJOURNMENT:**

A motion was made to adjourn the meeting by Councilman Bair, seconded by Mr. Lazar, and carried.

Respectfully submitted,

Barbara Looney