

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
MAY 21, 2009

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, May 21, 2009. Chairman Bischoff opened the meeting at 8:00 PM, and invited Mr. Goursky 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:

Councilman Steven Bair – Present
 Chairman Jeff Bischoff – Present
 Mr. Tom Callagee – Absent
 Ms. Danielle DiPaola – Absent
 Mr. Gary Goursky – Present
 Mr. Brian Lacey – Present
 Mayor Lou Lamatina – Present
 Mr. Christopher Leins – Absent
 Mr. Mark Orecchio – Present
 Mrs. Germaine Ortiz – Absent
 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 – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on April 16, 2009 by Mr. Schwinder, seconded by Councilman Bair, and carried.

CORRESPONDENCE:

- Memo from Chairperson Joan Martin – Environmental Commission – dated 5/14/09 – Re: Green Element to Master Plan
- Memo from Maser Consulting – dated 5/18/09 – Re: Stavrou Family

VOUCHERS:

- \$1,120.50 – Morrison Mahoney – Re: Redevelopment
- 324.00 – Morrison Mahoney – Re: Emerson Hotel
- 18.90 – North Jersey Media – Re: Hackensack Golf Club
- 362.50 – Maser Consulting – Re: Hackensack Golf Club
- 335.00 – Maser Consulting – Re: Stavrou Family
- 435.00 – Maser Consulting – Re: Northern Valley Developers
- 667.50 – Maser Consulting – Re: A & R Builders
- 3,333.00 – Taylor & Friedberg – Re: Redevelopment hearings – 10/6, 11/6, & 12/4/09

A motion was made to approve these vouchers by Councilman Bair, seconded by Mr. Orecchio, and carried.

STAVROU FAMILY – 348 KINDERKAMACK ROAD – SIGN APPLICATION

Mr. Stavrou was present along with his architect / planner Mr. Michael Napolitano. Proof of service was submitted, reviewed, and deemed sufficient by Mr. Martin. Mr. Stavrou and Mr. Napolitano were sworn in by Mr. Martin, and accepted as witnesses.

Mr. Napolitano stated the application is for the applicant to have 4 signs on his new building – the site is almost like “an island” and visible from 4 different locations – the variance required is for the number and size of the signs – 34 square feet, and the ordinance states 24 square feet. There will be no window signs and no illumination of the signs. The proposed signs will be acrylic and colored black and gray. Mr. Schwinder feels the sign on the rear of the building is excessive, and in looking around the area, all of the other buildings, rear facing the new Stop & Shop location, do not have signs – signs on the both sides of the building and in the front are sufficient.

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

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

A motion was made to approve the sign application, based on the installation of 3 signs at the applicant’s discretion, by Mr. Schwinder, seconded by Mayor Lamatina, and carried. Roll call vote as follows:

Mr. Goursky – yes
 Councilman Bair – yes
 Mr. Orecchio – yes
 Mr. Lacey – yes
 Mayor Lamatina – yes
 Mr. Schwinder – yes
 Chairman Bischoff – yes

Mr. Martin will prepare a Resolution for our next meeting, and requested Mr. Stavrou contact the Secretary as to which locations on the building the signs will be installed. Mr. Stavrou and Mr. Napolitano thanked the Board for their time and consideration.

BYLAWS:

The Board reviewed the proposed changes to the Bylaws with regard to Board members excusing themselves from the dais, and commenting publicly on an application before the Board.

A motion was made to amend the Bylaws by Mr. Schwinder, seconded by Mr. Goursky, and carried. Roll call vote as follows:

Mayor Lamatina – yes
 Councilman Bair – yes
 Mr. Orecchio – yes
 Mr. Lacey – yes
 Mr. Goursky – yes
 Mr. Schwinder – yes
 Chairman Bair – yes

ANY BOARD MEMBER:

Councilman Bair distributed proposed changes to the Redevelopment Plan, and requested all Board members review for our next meeting. Chairman Bischoff stated the plan was approved almost 6 months ago, referred to the Governing Body who did not act upon. Chairman Bischoff also stated his concern with notice requirements – Mr. Martin stated the Board can review the proposed changes informally.

The Secretary stated Inserra / Shoprite submitted revised plans today, and they will be forwarded to the Emerson Police and Fire Departments for their recommendations &/or comments.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney