

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
APRIL 16, 2009

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, April 16, 2009. 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:

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

MINUTES:

A motion was made to approve the minutes for the meeting held on February 5, 2009, as amended, Mr. Schwinder, seconded by Mayor Lamatina, and carried. Ms. DiPaola abstained.

A motion was made to approve the minutes for the meeting held on February 19, 2009 by Councilman Bair, seconded by Mayor Lamatina, and carried.

CORRESPONDENCE:

- Memo from Municipal Excess Liability Joint Insurance Fund – dated 3/16/09 – Re: Rights and Duties of Volunteers in Local Government
- Memo from Maser Consulting – dated 4/6/09 – Re: Northern Valley Developers
- Memo from Hubschman Engineering – dated 4/8/09 – Re: Gikas – 156 Ackerman Avenue
- Notice for 2009 Land Use Committee Symposium – 4/25/09
- New Jersey Planning Officials – Annual Awards Banquet – 4/24/09
- New Jersey Planner – March / April 2009 edition

VOUCHERS:

- \$1,667.50 – Maser Consulting – Re: Hackensack Golf Club
- 72.50 – Maser Consulting – Re: Hackensack Golf Club
- 217.50 – Maser Consulting – Re: Hackensack Golf Club
- 90.00 – Maser Consulting – Re: Hackensack Golf Club

- 580.00 – Maser Consulting – Re: Emerson Hotel
- 72.50 – Maser Consulting – Re: Emerson Hotel
- 1,015.00 – Maser Consulting – Re: Inserra Supermarkets
- 145.00 – Maser Consulting – Re: A & R Builders
- 217.50 – Maser Consulting – Re: Stavrou Family
- 90.00 – Maser Consulting – Re: Stavrou Family
- 1,000.00 – Morrison Mahoney – Re: 1st quarter retainer
- 1,000.00 – Morrison Mahoney – Re: 2nd quarter retainer
- 208.75 – Burgis Associates – Re: Emerson Hotel
- 17.01 – North Jersey Media – Re: Redevelopment publication
- 789.26 – Railroad Grill – 176 Kinderkamack Road – escrow refund

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

HACKENSACK GOLF CLUB – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Ms. DiPaola, seconded by Mrs. Ortiz, and carried. Roll call vote as follows:

Mr. Schwinder – yes
 Mayor Lamatina – yes
 Chairman Bair – abstain
 Mrs. Ortiz – yes
 Ms. DiPaola – yes
 Chairman Bischoff – yes

ANY BOARD MEMBER:

Mr. Schwinder stated he observed 4 spaces for power meters at the Stavrou Family site – future location of Celebrity Salon – and could not see a reason why unless the applicant was planning on multiple tenants. Chairman Bischoff stated that Mr. Stavrou wanted to keep track of the usage in the salon area, office space, and common areas.

Councilman Bair referenced a recent article in the New Jersey League of Municipalities magazine with regard to recused Board members, residing within 200 feet, of an application before the Board – as long as you're not involved in the discussion / decision process – your not giving up your rights to an objection. Chairman Bischoff stated we may have to review the Bylaws, and requested the Secretary email the Bylaws to Mr. Martin for review at our next meeting.

Mayor Lamatina stated that a high-end coffee shop has signed a lease for space for the retail location of Oritani Savings Bank. Mayor Lamatina also commented on the recent discussion at the last meeting of the Governing Body, which the Planning Board could hold a public hearing, to amend the Master Plan to include, "Green Buildings and Environmentally Stable Plan Element" to encourage and promote the efficient use of natural resources and systems. Ms. DiPaola stated this was discussed at the last Environmental Commission meeting, and Councilman Browne and Chairwoman Martin were going to meet to come up with goals. Chairman Bischoff questioned funds in the Board's budget, especially if Burgis Associates is involved, and the potential obstacle for property owners in the redevelopment area. Councilman Bair stated their may be grant funds available for this process. Chairman Bischoff stated he will contact Chairwoman Martin for the Environmental Commission's recommendations / comments, and Burgis Associates for an approximate cost of the amendments to the Master Plan.

The Board commented on recent business closings – Subway and Cartridge Express.

Mayor Lamatina stated he entered into a kayak race, hosted by the Riverkeeper, on Saturday, June 6th and invited Board Members to participate.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney