

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
DECEMBER 20, 2007

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, December 20, 2007. Chairman Bair opened the meeting at 8:00 PM, and invited Mrs. Looney 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 – arrived at 8:30
 Chairman Steven Bair – Present
 Mr. Jeffrey Bischoff – Present
 Ms. Danielle DiPaola – Absent
 Mr. Gary Goursky – Absent
 Councilman Christopher Heyer – Present
 Mayor Louis Lamatina – Present
 Mr. John Lazar – Present
 Mr. Mark Orecchio – Present
 Mr. Thomas Callagee – Absent
 Mr. Barry Howard – Absent
 Mr. Christopher Martin – Attorney – Present
 Mrs. Barbara Looney – Secretary – Present
 Mr. Michael Sartori – Construction / Zoning Officer – 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 November 1, 2007 by Mayor Lamatina, seconded by Councilman Heyer, and carried.

CORRESPONDENCE:

- Memo from County of Bergen, Department of Planning & Economic Development – dated 10/30/07 – Re: Northern Valley Developers
- Memo from Elliot Urdang – dated 11/1/07 – Re: 200 KMAC Properties
- Memo from County of Bergen, Department of Planning & Economic Development – dated 11/5/07 – Re: Stavrou Family
- Memo from New Jersey League of Municipalities – dated 11/5/07 – Re: Mandatory Land Use Education Courses
- Memo from Boswell McClave Engineering – dated 11/6/07 – Re: Freshwater Wetlands General Permits #'s 1 and 26A
- Memo from Job & Job – dated 11/7/07 – Re: 58 Kinderkamack Road, LLC
- Memo from Maser Consulting – dated 11/20/07 – Re: Oritani Savings Bank
- Memo from Joe Scarpa – dated 11/27/07 – Re: Christmas & Holiday events
- Memo from ANJEC – dated 12/1/07 – Re: 2008 Planning Grants
- Memo from County of Bergen, Department of Planning & Economic Development – dated 12/6/07 – Re: Stavrou Family
- Memo from Maser Consulting – dated 12/12/07 – Re: Home for the Armenian Aged
- Memo from Durkin & Boggia – dated 12/12/07 – Re: Redevelopment by individual property owners
- Memo from Maser Consulting – dated 12/14/07 – Re: Haag – 43 Lozier Avenue

- Memos from Shade Tree Commission – dated 12/14/07 – Re: Emerson Convalescent Center and Home for the Armenian Aged
- New Jersey Planner – November 2007 edition

VOUCHERS:

- \$1559.38 – Job & Job – Re: 58 Kinderkamack Road LLC
- 421.25 – Job & Job – Re: Aramini
- 678.13 – Job & Job – Re: 58 Kinderkamack Road LLC
- 333.25 – Job & Job – Re: 58 Kinderkamack Road LLC
- 53.00 – New Jersey Planning Officials – Re: Danielle DiPaola
- 112.00 – Gramco Business – Re: recorder

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

LORD REALTY – 181 KINDERKAMACK ROAD – RESOLUTION

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

Councilman Heyer – yes
 Mayor Lamatina – yes
 Mr. Orecchio – yes
 Chairman Bair – yes

CARTRIDGE EXPRESS – 19 BLAND STREET – CHANGE OF TENANCY

Mr. Anthony Sassmaz of 127 Mountainview Boulevard, Wayne, New Jersey was present and is interest in renting space at the above location. Mr. Sassmaz was sworn in by Mr. Martin and accepted as a witness. Mr. Sassmaz stated the business consists of wholesale equipment of inkjet cartridges and the filling of cartridges; the equipment is imported from overseas, and the major part of the business is wholesale. The space is approximately 2300 square feet, there are 5 parking spaces, and the business would have 2 employees.

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

Councilman Heyer – yes
 Mr. Bischoff – yes
 Mr. Lazar – yes
 Mr. Orecchio – yes
 Mayor Lamatina – yes
 Chairman Bair – yes

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

2008 BUDGET

After Board review of the proposed budget, a motion was made to submit the budget by Mr. Orecchio, seconded by Mr. Lazar, and carried, with all members voting affirmative.

- Secretary salary - \$5096.00
- Advertising - \$400.00
- Repair - \$100.00

- Board Attorney - \$4,000.00
- Office supply - \$600.00
- Continuing education - \$400.00
- Professional dues - \$300.00
- Miscellaneous - \$400.00

ANY BOARD MEMBER:

The Secretary stated she received a call from Mr. Allen Bell's office – attorney for the Home for the Armenian Aged – they would like to appear before the Board on January 17, 2008. The Secretary also stated that she received a call from Elliot Urdang's office requesting to appear also the evening of January 17th. Mr. Martin advised the Secretary to call Mr. Urdang's office and have them make their request in writing. The Secretary will be away for the meeting of January 17th, and Deputy Borough Clerk – Jane Dietsche – has agreed to fill in.

Mr. Orecchio stated that since this Dr. Bair's last meeting as Chairman, he wished him well, thanked him for his years of service, and hope to see him back here soon.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney