

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**SEPTEMBER 20, 2007**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, September 20, 2007. Chairman Bair opened the meeting at 8:00 PM, and invited Mr. Lazar 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  
 Chairman Steven Bair – Present  
 Mr. Jeffrey Bischoff – Present  
 Ms. Danielle DiPaola – Present  
 Mr. Gary Goursky – Absent  
 Councilman Christopher Heyer – Present  
 Mayor Louis Lamatina – Present  
 Mr. John Lazar – Present  
 Mr. Mark Orecchio – Present  
 Mr. Thomas Callagee – Present  
 Mr. Barry Howard – Present  
 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 – Present

**MINUTES:**

A motion was made to approve the minutes for the meeting held on September 6, 2007 by Mayor Lamatina, seconded by Councilman Heyer, and carried.

**CORRESPONDENCE:**

- Email dated 9/11/07 from Mike Sartori – Re: 58 Kinderkamack Road, LLC
- Memo from Maser Consulting – dated 9/18/07 – Re: Stavrou Family
- Invitation from Emerson Pharmacy – Re: Open house 9/26/07

**VOUCHERS:**

The Secretary stated there are no vouchers.

**STAVROU FAMILY – 348 KINDERKAMACK ROAD – INFORMAL PRESENTATION**

Mr. Donald Nemcik was present and is representing the applicant. Mr. Martin stated that based on the comments made by the Borough Engineer, the application is not deemed complete, and the Board will hear this evening an informal presentation. Mr. Niehoff stated that an application this size should include several sheets of plans to address issues such as drainage and easements on the property. Mayor Lamatina suggested Mr. Nemcik review the plans on file with the County Planning Board with regard to the roadway improvements for the Pascack Valley Shopping Center, and any other applications &/or resolutions on file for this site. Mr. Nemcik stated they will be revising their plan to eliminate the ingress / egress from Kinderkamack Road, with parking in the rear.

Mr. Nemcik introduced to the Board and the public architect Mr. Paul De Massi, who gave his credentials and accepted as a witness. Mr. De Massi stated he has designed approximately 350 salons of this type; prepared the plans submitted, and has visited the site. The existing building consists of 842 square feet, we propose to remove the canopy to construct a second story of 630 square feet for storage and office space – the first floor would be totally occupied for the beauty salon. There are 3 parking stalls in the front of the site, and 6 in the rear – from a safety standpoint the plan will be revised to eliminate access from Kinderkamack Road, to provide 7 parking spaces in the rear, and access to the second floor from an entrance on Kinderkamack Road, and access to the first floor off Pascack Avenue. Mr. De Massi feels that many of the patrons of the salon, will be shoppers at the new center, will be driven, or will walk to the site. Chairman Bair questioned the number of parking spaces required – Mr. De Massi stated 12 are required, and 9 are proposed. Mr. Martin and Mr. Niehoff suggested the applicant contact the shopping center to inquire about a shared parking arrangement – Mr. Nemcik stated he did speak with Mr. Blazowski – they are already deficient in parking, and there is an arrangement for the shopping center to utilize parking at the old post office site. Mr. Nemcik also stated that Mr. Stavrou has a salon in the Shoprite Center, which he plans to close, has many customers who live in the area, and will instruct his staff to carpool or park offsite. Mr. Lazar questioned the number of parking spaces required if there was no second story improvement, and the need for a second story – Mr. Nemcik stated 5 parking spaces would be required, and the second story is needed for the business operations – such as records, computer, office, and conference room. Mr. Lazar questioned tree removal – Mr. Nemcik stated there is one tree at the rear of the site that must be removed, due to damage, as a result of the construction at the shopping center.

Mayor Lamatina requested Mr. Nemcik review the Redevelopment Plan with regard to pavers, lighting, and landscaping.

Mr. Nemcik, Mr. De Massi, and Mr. Stavrou thanked the Board for their time.

**ANY BOARD MEMBER:**

Mr. Martin questioned the procedure for an application being deemed complete – Mr. Niehoff stated it is usually at the discretion of the Borough Engineer or Planner.

**GOOD AND WELFARE:**

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

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

**ADJOURNMENT:**

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

Respectfully submitted,

Barbara Looney