

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**NOVEMBER 16, 2006**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, November 16, 2006. Chairman Bair opened the meeting at 8:00 PM, and invited Councilman Hoffman 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  
 Chairman Steven Bair – Present  
 Mr. Owen Cassidy – Absent  
 Mrs. Marcia DeSalvo – Present  
 Mr. John DeThomasis - Present  
 Mr. Gary Goursky – Absent  
 Mr. Mark Orecchio – Absent  
 Mayor Steven Setteducati – Present  
 Councilman Brian Todd – Present  
 Mr. Mark Madaio – Attorney – Present  
 Mrs. Barbara Looney – Secretary – Present  
 Mr. Mike Sartori – Construction / Zoning Officer – Absent – attendance not requested  
 Mr. Ken Job – Borough Engineer – Absent – attendance not requested

**MINUTES:**

A motion was made to approve the minutes for the meeting held on September 21, 2006 by Mrs. DeSalvo, seconded by Mayor Setteducati, and carried.

A motion was made to table approval of the minutes for the meeting held on October 19, 2006 by Councilman Todd, seconded by Mr. Adams, and carried.

**CORRESPONDENCE:**

- Memo from Job & Job – dated 10/23/06 – Re: 15 Wakelee Drive Corporation
- Memo from Job & Job – dated 10/24/06 – Re: 58 Kinderkamack Road, LLC
- Memo from Job & Job – dated 10/30/06 – Re: Oritani Savings Bank
- Memo from Job & Job – dated 11/7/06 – Re: PNC Bank
- Memo from Bohler Engineering – dated 11/10/06 – Re: PNC Bank
- Memo from Sgt. Mottley – dated 11/10/06 – Re: Oritani Saving Bank
- Memo from Job & Job – dated 11/13/06 – Re: PNC Bank
- 2007 Budget Preparation Worksheet
- Memo from ENSR – dated November 2006 – Re: Transcontinental Gas Line
- Public Notice – Re: Freshwater Wetlands Permit # 2 – Natural Gas Mains
- New Jersey Planner – September / October
- New Jersey Planner – November

**VOUCHERS:**

- \$863.00 – Job & Job – Re: Oritani Savings Bank
- 172.50 – Mark Madaio – Re: 58 Kinderkamack Road, LLC
- 37.50 – Mark Madaio – Re: Burgis Associates – Redevelopment – RFP's

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

**ORITANI SAVINGS BANK – 27-33 KINDERKAMACK ROAD – INFORAML**

Mr. Jim Jaworski was present and is representing the applicant. Mr. Jaworski stated he has met on several occasions with Mr. Burgis, Borough Planner, and reviewed extensively the ordinance with regard to the Borough's Central Business District Plan. We are here this evening to introduce this plan, and hear the Board's concerns. We hope this application and building will be the most vast example of Redevelopment in the Borough of Emerson. Three permitted uses are proposed – a full service bank branch, a retail tenant, and residential apartments. The building will be 6300 square feet, and the renderings submitted show a significant structure – the bank and retail component will be 3050 square feet. An outdoor patio with some tables have been added to the plan in anticipation of a retail tenant – will be removed if necessary. The second floor will consist of 4 one-bedroom apartments. We plan to improve the paper street known as Louis Street. In terms of parking, 12 spaces are required between all the permitted uses, and we are providing 24. The change in impervious coverage for the entire site would be 500 square feet, full sidewalks in the front, rear, and sides. The only issue is the rear Yard setback – 5 feet is required – and we are proposing 3 feet.

Chairman Bair referred to Mr. Job's memo dated October 30<sup>th</sup> – Mr. Jaworski stated his engineer has reviewed Mr. Job's memo and stated he will address his concerns. Councilman Todd stated the Board received a memo today from the Emerson Police Department, and the Secretary gave Mr. Jaworski a copy. Chairman Bair requested Mr. Jaworski be prepared to discuss, left turns onto Kinderkamack Road from the site, improving Louis Street – which may need approval from the Governing Body – and the Borough's ordinance with regard to "drive thru's".

After Board discussion, the applicant will appear before the Board for a public hearing on December 21, 2006. Mr. Jaworski thanked the Board for their time and consideration.

**ANY BOARD MEMBER:**

Mayor Setteducati stated he was pleased that another property owner has come forward to make improvements.

Chairman Bair stated the Secretary distributed the 2007 Budget request, and we will discuss at our next meeting.

Chairman Bair and Mr. Adams expressed an interest in being involved in the meetings with the County regarding the Kinderkamack Road corridor.

**GOOD AND WELFARE:**

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

A motion was made to close public session by Mrs. DeSalvo, seconded by Mr. Adams, and carried.

**ADJOURNMENT:**

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

Respectfully submitted,

Barbara Looney