

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
OCTOBER 18, 2007

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, October 18, 2007. Chairman Bair opened the meeting at 8:00 PM, and invited Mr. Orecchio 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. Jeffrey Bischoff – Present
 Ms. Danielle DiPaola – Present
 Mr. Gary Goursky – Present
 Councilman Christopher Heyer – Absent
 Mayor Louis Lamatina – Present
 Mr. John Lazar – Present
 Mr. Mark Orecchio – Present
 Mr. Thomas Callagee – Present – arrived at 8:30
 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 – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on September 20, 2007 by Mr. Lazar, seconded by Mr. Bischoff, and carried.

CORRESPONDENCE:

- Memo from Job & Job – dated 9/25/07 – Re: 58 Kinderkamack Road, LLC
- Memo from Job & Job – dated 10/5/07 – Re: 58 Kinderkamack Road, LLC
- Memo from County of Bergen, Department of Planning & Economic Development – dated 10/9/07 – Re: 200 KMAC Properties
- Memos from Shade Tree Commission – dated 10-11/07 – Re: Gikas subdivision and 200 KMAC Properties
- Memo from Job & Job – dated 10/11/07 – Re: 58 Kinderkamack Road, LLC
- Memo from Groundwater & Environmental Services Inc. – dated 10/11/07 – Re: 354 Kinderkamack Road
- Memo from Maser Consulting – dated 10/15/07 – Re: 200 KMAC Properties
- Memo from Emerson Police Department – dated 10/16/07 – Re: 200 KMAC Properties
- Memo from Elliot Urdang – dated 10/18/07 – Re: 200 KMAC Properties – canceling their appearance at this evening's meeting
- Flyer – New Jersey State League of Municipalities – Re: Community building through economic development
- Public Notice from PSE&G – Re: Modified freshwater wetlands permits

VOUCHERS:

- \$290.00 – Maser Consulting – Re: 200 KMAC Properties
- 82.00 – New Jersey Planning Officials – Re: Seminar – John Lazar in 2/07

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

SON HEE CHONG – 111 KINDERKAMACK ROAD – CHANGE OF TENANCY

Mr. Kim Chong, husband of the applicant, Son Hee Chong, was present along with an interpreter, Mr. Sunny Kim. Mr. Martin swore in Mr. Chong and Mr. Kim and they were accepted as witnesses. Mr. Chong stated that his wife wishes to open a nail salon at the site. Chairman Bair inquired whether the applicant was aware that this property was in the Redevelopment Area, and is there sufficient parking. Mr. Chong stated he picked up a copy of the Redevelopment plan, and is aware the property is in the Redevelopment Area. With regard to parking, there would be 3 employees, who would carpool to the location. Mr. Adams questioned if any odor abatement equipment would be required due to fumes – Mr. Martin stated any such requirement would fall under review of the Building Department.

A motion was made to approve the change of tenancy by Mr. Lazar, seconded by Mayor Lamatina, and carried. Roll call vote as follows:

Ms. DiPaola – yes
 Mr. Bischoff – yes
 Mr. Orecchio – yes
 Mr. Adams – yes
 Mr. Goursky – yes
 Mayor Lamatina – yes
 Mr. Lazar – yes
 Chairman Bair – yes

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

ANY BOARD MEMBER:

Chairman Bair advised the Board and the public that our meeting of November 15, 2007 would be cancelled, due to the League of Municipalities and other Board members being away.

Chairman Bair commented on hearing applications within the Redevelopment Area, with a developer selected, the application being variance free, and being deemed complete. Chairman Bair stated the Board could request traffic studies, review by the Borough Planner, and request an extension, if necessary. Mayor Lamatina stated the deadline to submit proposals was May 15th, and feels that if an application is submitted, we can hear them. Mr. Bischoff stated his concerns with Atkins not acquiring property, and Mr. Orecchio added there is no Developers Agreement. Mayor Lamatina advised that the Atkins Group have brought in Roseland Properties, a major large company, who attended a meeting yesterday in the Borough, along with the Department of Transportation. Mayor Lamatina stated he has a meeting with Atkins / Roseland next week, will make clear to them that this is urgent – we need to move forward now. At the last Mayor and Council meeting, we authorized \$5,000 towards Mr. Boggia drafting a Developers Agreement. Mayor Lamatina further stated the owner of Cork & Keg / Ranch Cleaners submitted a plan after the deadline; the owners of Hot Dog Heaven submitted an “informal” plan, and I inquired whether he would be interested in doing an entire block – which they declined, and the owners of the Cold Cut Store submitted a plan, in which he wanted to be the developer for his property – which the Governing Body declined. Mr. Martin advised the Board the burden falls on the applicant to come forward and meet the criteria of the Redevelopment area.

Chairman Bair requested that once the homes on Sanford Avenue are complete, he would like to see a street dedication in honor of Robert & Christine Groesbeck, former Chairman of the Board.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney