

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
JUNE 5, 2008

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, June 5, 2008. 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:

Mr. Robert Adams – Present
 Councilman Steven Bair – Present
 Chairman Jeffrey Bischoff – Present
 Ms. Danielle DiPaola – Present
 Mayor Louis Lamatina – Present
 Mr. John Lazar – Present
 Mr. Mark Orecchio – Present
 Mrs. Germaine Ortiz – Present
 Mr. Gary Schwinder – Present
 Mr. Thomas Callagee – Absent
 Mr. Gary Goursky – Absent
 Mr. Christopher Martin – Board Attorney – Present
 Mrs. Barbara Looney – Board Secretary – Present
 Mr. Michael Sartori – Construction / Zoning Officer – Present
 Mr. Joseph Solimando – DPW Supervisor - Present
 Mr. Paul Niehoff – Borough Engineer – Present

MINUTES:

A motion was made to table approval of the minutes for the meeting held on May 15, 2008 by Ms. DiPaola, seconded by Mr. Orecchio, and carried.

CORRESPONDENCE:

- Memo from Maser Consulting – dated 5/30/08 – Re: Home for the Armenian Aged
- Memo from Sgt. Rick Mottley – Emerson Police Department – dated 6/4/08 – Re: Home for the Armenian Aged
- Registration form for League of Municipalities – week of 11/18/08
- Flyer – Armed Forces Deployment Ceremony – 6/10/08
- New Jersey Planner – May / June 2008 edition

VOUCHERS:

- \$5,867.50 – Maser Consulting – Re: PNC Bank
- 145.00 – Maser Consulting – Re: Oritani Savings Bank
- 4,897.50 – Maser Consulting – Re: Pascack Valley Shopping Center
- 362.50 – Maser Consulting – Re: Home for the Armenian Aged
- 2,000.00 – Morrison Mahoney – Re: 1st and 2nd quarter retainer 2008
- 450.96 – Morrison Mahoney – Re: Northern Valley Developers
- 138.00 – Morrison Mahoney – Re: Home for the Armenian Aged

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

STAVROU FAMILY – 348 KINDERKAMACK ROAD – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution, as amended, by Ms. DiPaola, seconded by Mr. Lazar, and carried, with all members voting in the affirmative, none opposed.

HOME FOR THE ARMENIAN AGED – MAIN STREET – CONTINUED

Mr. Allen Bell was present and is representing the applicant. Proof of notice was submitted, reviewed, and deemed efficient by Mr. Martin. Ms. DiPaola and Mr. Schwinder excused themselves from the dais.

Mr. Bell stated that since our last appearance before the Board in February, our professionals have met and spoken to Maser Consulting on various occasions to come up with the revised site plan to address the traffic arrangement, drainage, and environmental issues. Mr. Bell introduced to the Board and the public Mr. David Sudacki of Lapatka Associates. The following were marked and entered as exhibits:

- A 8 – Site plan layout – revision date of 5/8/08
- A 9 – Report from Maser Consulting – dated 5/30/08
- A10 – Stormwater / Maintenance Plan
- A11 – Report from Sgt. Mottley – Emerson Police Department – dated 6/4/08
- A12 – Colored temporary parking sketch
- B1 – Waste handling photos

Mr. Sudacki stated the drainage has all been redesigned to a closed system, to include a bio-retention swale; an 18 inch concrete pipe will replace the existing 15 inch pipe that runs north to south on the property, and trench drains will be added at some of the driveway entrances to reduce run-off from the site. With regard to the traffic situation on Broad Street, the existing parking lot to the north has been narrowed and designated for emergency use / vehicles only, forcing all traffic to use the Main Street entrance – all employees and visitors will use this entrance. The easterly driveway, which was 2 ways at the northern part, and one way out at the southerly portion will be in one way in from Main Street, and exit only onto Broad Street – the only use for this driveway would be for delivery purposes and 4 employee parking spaces. The garbage dumpster has been re-orientated to accommodate a “head in only unit” with access from Main Street. The lighting plan for the westerly portion has been changed to show 26 poles – 14 feet in height with lighting of 175 watts – to be controlled by timer to shut off late evening, and the lighting for safety purposes will be left on. Mr. Bell referred to the memo from Maser Consulting dated 5/30/08, and Mr. Sudacki stated we have no problem complying with their comments and recommendations. Chairman Bischoff requested to review a demolition and dust control plan, and stated his concerns with safety of the residents during construction and traffic on Main Street during school hours. Mr. Bell stated they are in the process of preparing a general plan, but a final plan cannot be prepared until we meet with representatives from the State. An Environmental Impact Study was done and there are no wetlands in the area, and the property is not near or on a Category One stream. Mr. Niehoff stated that the revised plan is a vast improvement to the previous plan. Mr. Solimando questioned whether or not a maintenance plan will be put in place – Mr. Sudacki stated one has been prepared and will forward a copy to Mr. Solimando. Mr. Bell requested the Board’s preference with regard to the lighting plans – Councilman Bair and Mr. Orecchio expressed their concerns with the height of the poles and being able to see each of the fixtures, even with the landscaping. Mr. Adams expressed his concerns with the waste handling, odor and positioning – based on the size of the building – and he visited other nursing homes in the area that have larger waste handling areas – that are not in residential areas. Mr. Adams also requested the applicant look into making the front portico

larger to accommodate more than one ambulance. Mr. Bell agreed to review this issue with the applicant and their professionals.

At this time, Mr. Niehoff introduced to the Board and the public Mr. John Jahr, Traffic Engineer, for Maser Consulting, who gave his credentials, was sworn in by Mr. Martin, and accepted as a witness. Mr. Jahr stated he feels traffic will not be an issue – the applicant has gone to every extent to make the traffic better – the traffic and parking along Broad Street will decrease, due to the accessibility and parking off Main Street. The primary increase will be in the number of employees and they are split over various shifts – the weekends and holidays you may see an increase in traffic on the site. Mr. Jahr commented that Broad Street should be emergency use only – garbage and deliveries should come in from Main Street. Chairman Bischoff would like to see an additional buffer of at least 10 feet from driveway to the home to the east on Broad Street. Mr. Adams and Councilman Bair suggested eliminating the 4 parking spaces in the easterly lot, and enclosing a compactor closer to the builder, or re-angle the dumpsters away from the residences. Chairman Bischoff commented than another option may be a sound attenuation wall.

Mr. Bell introduced to the Board and the public Mr. Scott Koenig, Landscape Architect, from Lapatka Associates. Mr. Koenig gave his credentials, was sworn in by Mr. Martin, and accepted as a witness. Mr. Koenig stated the proposed landscaping will consist of the westerly portion of the site remaining as an open lawn area with plantings of shade, flowering trees, and large evergreens. The center parking lot will consist of hedge plantings within the parking islands and shade canopy trees. The easterly portion of the site will be lawn areas leading to street tree plantings, evergreen trees / shrubs, and ornamental flowers. Mayor Lamatina commented on the possibility of a park area along the westerly portion of the site – Mr. Bell stated the applicant wants to keep the area green, however, the applicant does not want to encourage the area becoming a public park due to liability issues – the residents of the home will be using the interior courtyard of the building – we are open to negotiations – and curbing will be installed along Clinton Street. Mr. Adams questioned whether or not the monument near the corner of Clinton Street will remain – Mr. Turijian stated that the monument was put up many years ago to acknowledge the Armenians who were murdered, and we would like that monument always on display to the public.

A motion was made to open public session by Mr. Adams, seconded by Mr. Lazar, and carried.

Lorraine Hickson – 30 Broad Street – stated her concerns with drainage, environmental impact on the neighborhood, intrusive lighting as to the height of the poles, emergency vehicles on Broad and Main Streets at the beginning of school hours / dismissal, the hours of delivery, and garbage trucks.

Joe Cannatta – 132 Clinton Street – concerned with traffic on Clinton Street – the employees of the Armenian Home don't drive carefully – and lighting being directed towards his home.

Edie Picano – 68 Broad Street – stated her concerns with the positioning of the dumpsters on the site, as well as during construction.

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

Mr. Bell stated the applicant has done a tremendous amount of work on this application to address the Board's issues and concerns, and we will continue to do so. Mr. Bell also thanked the Board of their time and consideration this evening. The application will be continued at our next meeting of June 19, 2008, and Mr. Bell agreed to extend the time for review.

ANY BOARD MEMBER:

Chairman Bischoff stated he, Mike Sartori, and Paul Niehoff had a site visit with Kevin McGuinness – 260 Main Street – the new home was discussed and a layout for the new home was planned. With regard to the Stavrou Application – 348 Kinderkamack Road – Chairman Bischoff and Chief Saudino visited the site for the parking on Pascack Avenue and agreed to the 2 parking spaces and moving the center line.

GOOD AND WELFARE:

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

A motion was made to close public session by Mr. Orecchio, seconded by Ms. DiPaola, and carried.

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney