

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
MARCH 6, 2008

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, March 6, 2008. Chairman Bischoff opened the meeting at 8:00 PM, and invited Councilman Bair 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 – Present
 Mr. Gary Goursky – Absent
 Mr. Christopher Martin – Board Attorney – Present
 Mrs. Barbara Looney – Board 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 table approval of the minutes for the meeting held on February 7, 2008 by Ms. DiPaola, seconded by Mr. Schwinder, and carried.

CORRESPONDENCE:

- Order – State of New Jersey – Department of Transportation – Re: Kinderkamack Road and Linwood Avenue
- Flyer – Land Use Symposium – 3/29/08
- Memo from Alampi & De Marrais – dated 2/28/08 – Re: Emerson Convalescent Center
- Memo from Armenian Home – dated 11/17/06 – Re: Contribution
- Flyer – Hackensack Riverkeeper – Protecting Category One Waterways – seminar 3/13/08
- Application for CCO – 19 Bland Street – J & M America Inc.
- Application for CCO – 23 – 27 Bland Street – DB Heating & Cooling
- Tree Management Form – dated 2/26/08 – Re: Oritani Savings Bank
- ANJEC Brochure – Re: 2008 Smart Growth Planning Grants for Municipalities

VOUCHERS:

- \$108.00 – New Jersey Planning Officials – Re: Chairman Bischoff & Gary Goursky

A motion was made to approve this voucher by Mr. Lazar, seconded by Mr. Adams, and carried.

M & M SUPPLIES INC. – 39 BLAND STREET – RESOLUTION

After Board review of the Resolution prepared by Mr. Martin, a motion was made to memorialize the Resolution by Mayor Lamatina, seconded by Mr. Schwinder, and carried, with all Board members voting in the affirmative, none opposed.

ALPHA ENVIRONMENTAL INC. – 11 ACKERMAN AVENUE – 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, with all Board members voting in the affirmative, none opposed.

J & M AMERICA, INC. – 19 BLAND STREET – CHANGE OF TENANCY

Mr. Jinhyun Youn came forward and advised the Board, through his representative, Ms. Michele Nam, that he is interested in renting space at the above location. Mr. Youn was sworn in by Mr. Martin and accepted as a witness. Mr. Youn stated the space is approximately 2300 square feet, and the business will be storing computer and DVR parts, with light assembly and distribution only. The hours of operation would be Monday thru Friday 9 am to 5 pm, the site has sufficient parking, and the number of employees would be no more than 3 at any time.

A motion was made to approve the Change of Tenancy by Mr. Lazar, seconded by Ms. DiPaola, and carried, with all Board members voting in the affirmative, none opposed.

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

DB HEATING & COOLING – 23 – 27 BLAND STREET – CHANGE OF TENANCY

Mr. Robert Hoerter came forward and advised the Board he is interested in renting space at the above location. Mr. Hoerter was sworn in by Mr. Martin and accepted as a witness. Mr. Hoerter stated he intends to use the space for service and installation of air conditioning and heating systems, along with storage of equipment and materials. There are 4 employees and the employees will be bring the vehicles home in the evening – one may be left at the site overnight in a secured-lighted area.

A motion was made to approve the Change of Tenancy by Ms. DiPaola, seconded by Mrs. Ortiz, and carried, with all Board members voting in the affirmative, none opposed.

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

ANY BOARD MEMBER:

Mayor Lamatina stated he and Borough Administrator Joe Scarpa attended a meeting today in Trenton, along with several hundred Mayors and Council Members, sponsored by the New Jersey State League of Municipalities with regard to the cuts in Municipal State Aid – we introduced our budget this past Tuesday evening, with a 0 point tax increase – within cap.

Mayor Lamatina further stated he commented how much the State and County spends on COAH, and brought to their attention the Borough's purchase of property to built affordable housing, which is still unoccupied.

Mr. Schwinder feels that one of things that would aide the Borough in Redevelopment and eliminate the "bottleneck" of Emerson would be to rezone the properties north of Lincoln Boulevard, west to the railroad tracks, and north to the Pascack Valley Shopping Center to retail commercial / residential – this would increase the business district that would start from the Westwood border to the Oradell border – and would possibly give us an additional traffic lane. Mayor Lamatina stated we spoke previously about rezoning the properties from Linwood Avenue going east towards the Borough Hall to retail commercial / residential which would increase the values of the property. Ms. DiPaola stated her concerns with a residential home in the middle of a commercial zone, and their quality of life with increased truck traffic. Mr. Schwinder stated we are going to have a new shopping center that will attract patrons who may find this area a true business district. The Secretary will email all Board Members portions of the tax map and the property record cards for all lots within the area.

GOOD AND WELFARE:

A motion was made to open public session by Mrs. Ortiz, seconded by Ms. DiPaola, and carried.

Ken Hoffman – 61 Emwood Drive – commented on an historical home being in the zone just discussed, the creation of the Borough's Historical Commission – which would welcome a member of the Planning Board.

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

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney