

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**JULY 19, 2007**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, July 19, 2007. Chairman Bair opened the meeting at 8:00 PM, and invited Mr. Howard 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 – Absent  
Ms. Danielle DiPaola – Absent  
Mr. Gary Goursky – Present  
Councilman Christopher Heyer – Absent  
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 – Absent – attendance not requested

**MINUTES:**

A motion was made to approve the minutes for the meeting held on June 7, 2007 by Mr. Goursky, seconded by Mayor Lamatina, and carried.

**CORRESPONDENCE:**

- Memo from County of Bergen, Department of Planning & Economic Development – dated 6/5/07 – Re: 200 KMAC Properties
- Memo from Barbara Looney – dated 6/12/07 – Re: 200 KMAC Properties
- Inspection Report from Mike Sartori – dated 6/12/07 – Re: Aramini – soil movement
- Memo from Bergen County Economic Development Corporation – dated 6/10/07 – Re: Forum luncheon on 10/25/07
- Memo from Job & Job – dated 6/21/07 – Re: 58 Kinderkamack Road, LLC
- Memo from Maser Consulting – dated 7/12/07 – Re: Northern Valley Developers
- Memo from Job & Job – dated 7/18/07 – Re: Aramini – soil movement
- Memo from Job & Job – dated 7/18/07 – Re: 58 Kinderkamack Road, LLC

**VOUCHERS:**

- \$1335.00 – Job & Job – Re: 58 Kinderkamack Road, LLC
- 45.00 – Maser Consulting – Re: PNC Bank
- 217.50 – Maser Consulting – Re: Spinelli
- 435.00 – Maser Consulting – Re: Oritani Savings Bank
- 4145.00 – Maser Consulting – Re: Pascack Valley Shopping Center
- 7872.50 – Maser Consulting – Re: Pascack Valley Shopping Center
- 4862.50 – Maser Consulting – Re: Pascack Valley Shopping Center
- 290.00 – Maser Consulting – Re: Oritani Savings Bank
- 405.00 – Maser Consulting – Re: PNC Bank
- 72.50 – Maser Consulting – Re: Hackensack Golf Club

A motion was made to approve the Job & Job voucher by Mr. Adams, seconded by Mr. Goursky, and carried.

A motion was made to approve the vouchers from Maser Consulting by Mayor Lamatina, seconded by Mr. Lazar, and carried.

**NORTHERN VALLEY DEVELOPERS – 30 MAIN STREET – NEW APPLICATION**

Mr. Russell Huntington was present and is representing the applicant. Proof of service was submitted, reviewed, and deemed sufficient by Mr. Martin. Mr. Huntington stated this is an application for a minor subdivision with related variances for a residential property. Mr. Huntington introduced to the Board and the public Mr. George Buono, who was sworn in by Mr. Martin and accepted as a witness. Mr. Buono stated he resides at 161 Randolph Avenue in Emerson, is employed as Detective of the Emerson Police Department, is in the residential development business since 1995, and is the contract purchaser of the property. The following were marked and entered as exhibits:

- A1 – Photo board # 1
- A2 – Photo board # 2
- A3 – Portion of Emerson Tax Map
- A4 – Minor subdivision map – dated 6/11/07
- A5 – Sketch of site
- A6 – Photographs of site # 1
- A7 – Photographs of site # 2

Mr. Buono stated a single story addition was constructed a few years ago, which consists of 3 bedrooms, kitchen, living room, and a shared bathroom. The original home has 3 bedrooms, kitchen, dining room, living room, and 2 bathrooms. There are 9 people currently living in the home. Mr. Huntington questioned Mr. Buono on the zone – Mr. Buono stated this is a single-family zone, with the exception of the Armenian Home. A colored portion of the tax map reflects the existing home sits on the 50 foot lot, the inner circle indicates the properties with 200 feet, and the outer circle shows the properties within 500 feet – the existing lot would be 50 x 100 and the proposed lot would be 75 x 100 – a variance would be required for the existing lot. Mr. Buono stated there are 11 properties within 200 feet that are non-conforming – 5 lots having 50 foot frontage, and 42 homes within 500 feet are non-conforming. Mr. Buono stated he looked into renovating the existing home, however, with the existing layout it would not be feasible – the proposal is to remove the addition to the existing home, renovate the entire home – interior and exterior, and construct a single family home on the new lot.

Chairman Bair questioned the multi-family use of the existing home – Mr. Huntington stated the home is presently multi-family, especially since the addition was constructed – the intention of this application is to abandon any of those rights, and restore this dwelling to a “permitted use” in the zone. Mr. Lazar questioned the proposed renovation of the existing dwelling – will there be off-street parking – Mr. Buono stated yes. Mr. Goursky commented on the vehicles that park on the lawn off Clinton Street – Mr. Buono stated the driveway on the existing home will remain on Clinton Street, and the existing home does not have a garage. Mr. Orecchio questioned the need for a variance with regard to the minimum side yards both – required is 30 feet for a corner lot and 24.5 is proposed – Mr. Huntington stated the public notice did address the need for this variance. Mayor Lamatina questioned the garage and driveway for the proposed lot – Mr. Buono stated the driveway and garage would be on Main Street, since the new lot would be an interior lot. Mayor Lamatina and Chairman Bair commented on the possibility of one home on the entire lot, setting precedence, and the potential of other property owners to subdivide the remaining 125 x 100 lots in the area – Mr. Huntington stated this is a unique situation – due to the number of families in the home and the potential improvement of the property – a definite benefit to the neighborhood.

At this time, Mr. Huntington introduced to the Board and the public Mr. Richard Thompson of Lapatka Associates, who gave his credentials, was sworn in by Mr. Martin, and accepted as an expert. Mr. Thompson stated he inspected the site and prepared the site plan map. Mr. Huntington questioned the topography of the site – Mr. Thompson stated there is a gentle slope from High Street which flattens out near the existing home, which will not cause any drainage problems; the surface water run-off will be collected and discharged into seepage pits, which will control approximately 80 percent of the run-off for the site. Mayor Lamatina referred to the report issued by Maser Consulting – page 3, paragraph after item C with regard to the incomplete soil movement and grading – Mr. Huntington stated that all the necessary items would be addressed, such as drainage and seepage pits, as part of their submission to the Building Department. Mr. Thompson stated the proposed lot will be fully conforming, and does not see any problems with safe ingress and egress from the site.

Mr. Huntington introduced to the Board and the public Mr. Peter Pulice, licensed Planner and Architect. Mr. Pulice gave his credentials, was sworn in by Mr. Martin, and accepted as an expert. Mr. Pulice described the existing conditions on the site – there is an existing 2 ½ story home with a recent addition, with a flat roof; there are multiple gas meters, mailboxes, and garbage cans. In walking the site, the existing home is in better shape and condition than the addition – from a structural, safety, and aesthetic sense – and in canvassing homes within 200 to 300 feet, I found the homes to be modest, well kept, and pride of ownership. From a planning perspective, the existing home has some historical qualities – classical colonial, vintage of the 1930’s – that should be maintained, and also mentioned a large tree on the site which is about 125 years old. The proposed new home has been designed with the same characteristics to be used in the renovation of the existing home, and will maintain and enhance the property values in the area.

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

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

A motion was made to approve the subdivision by Mayor Lamatina, seconded by Mr. Adams, and carried, based on the following:

- Removal of the sheds
- Sidewalks and curbing along Main and Clinton Streets
- Conforming driveway in width for the existing home
- Compliance with the Borough's ordinances for Soil Movement and Tree Management
- Recommendations and comments from Maser Consulting

Roll call vote as follows:

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

Mr. Martin will prepare a Resolution to be memorialized at your next meeting. Mr. Huntington and Mr. Buono thanked the Board for their time and consideration.

**ANY BOARD MEMBER:**

Mr. Orecchio referred to the recent subdivision approval with regard to Gikas – 156 Ackerman Avenue – noticed there are 2 for sale signs on the property, and he recalls there were requirements before the sale – Chairman Bair stated he reviewed the Resolution and the requirements must be met before the close of sale. The Secretary stated the Resolution was given to the Building Department to hold until a Certificate of Occupancy is requested.

**GOOD AND WELFARE:**

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

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

**ADJOURNMENT:**

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

Respectfully submitted,

Barbara Looney