

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
MARCH 2, 2006

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, March 2, 2006. Chairman Bair opened the meeting at 8:00 PM, and invited Mr. Job 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 – Absent
 Mr. Gary Goursky – Present
 Mr. Fred Madura – Present
 Mr. Mark Orecchio – Present
 Mayor Steven Setteducati – Absent
 Councilman Brian Todd – Present
 Mr. Mark Madaio – Attorney – Present
 Mrs. Barbara Looney – Secretary – Present
 Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested
 Mr. Ken Job – Borough Engineer – Present

MINUTES:

A motion was made to approve the minutes for the meeting held on February 2, 2006 by Mr. Adams, seconded by Mr. Orecchio, and carried.

CORRESPONDENCE:

- Memos (3) from Job & Job – dated 2/1/06 – Re: A & R Builders
- Memo from Barbara Looney – dated 2/3/06 – to Shade Tree Commission – Re: 58 Kinderkamack Road, LLC – Senior Housing
- Memo from William T. Smith – dated 2/6/06 – Re: 58 Kinderkamack Road, LLC
- Memo from Job & Job – dated 2/9/06 – Re: Hackensack Golf Club
- Memo from Township of Washington – dated 2/10/06 – Re: Master Plan Hearing
- Memo from Mark Madaio – dated 2/13/06 – to Shade Tree Commission – Re: 58 Kinderkamack Road, LLC
- Brochure from County of Bergen, Department of Planning & Economic Development – Re: Shared Services Conference – 3/15/06
- Memo from Lapatka Associates – dated 2/14/06 – Re: Hackensack Golf Club
- Memo from Herten, Burstein, Sheridan, Cevasco, Bottinelli, Litt, & Harz, LLC – dated 2/15/06 – Re: Hackensack Golf Club
- Memo from Job & Job – dated 2/15/06 – Re: Municipal Stormwater Regulations
- Memo from Job & Job – dated 2/15/06 – Re: Stormwater Control Ordinance
- Memo from Councilman Hoffman – dated 2/20/06 – Re: 58 Kinderkamack Road, LLC
- Fax transmittal from Bohler Engineering – dated 2/21/06 – Re: PNC Bank
- Memo from William T. Smith – dated 2/22/06 – Re: Redevelopment
- Memo from Job & Job – dated 2/27/06 – Re: Hackensack Golf Club
- Draft of Proposed Zoning Schedule – Re: Home for the Armenian Aged
- Memos (2) from Job & Job – dated 1/27/06 – Re: Hackensack Golf Club
- Memo from Langan Engineering – dated 1/31/06 – Re: Hackensack Golf Club
- Memo from Councilman Hoffman – dated 2/1/06 – Re: 58 Kinderkamack Road, LLC

VOUCHERS:

- \$35,102.60 – Pioneer Developers – Escrow refund
- 14.75 – Crown Trophy – name plate – Marcia DeSalvo
- 2,625.00 – William T. Smith – Re: Pascack Valley Shopping Center
- 2,241.00 – William T. Smith – Re: Redevelopment Plan
- 375.00 – William T. Smith – Re: Pascack Valley Shopping Center
- 125.00 – William T. Smith – Re: A & R Builders
- 1,069.50 – Mark Madaio – Re: A & R Builders
- 3,737.50 – Mark Madaio – Re: Pascack Valley Shopping Center
- 1,000.00 – Mark Madaio – 1st quarter retainer – 2006
- 3,727.50 – TRC Raymond Keyes Associates – Re: Pascack Valley Shopping Center
- 742.50 – Burgis Associates – Redevelopment Plan

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

HACKENSACK GOLF CLUB – CONTINUED

Mr. Thomas Herten was present and is representing the applicant. Chairman Bair excused himself from the dais, since he resides within 200 feet of the club. Mr. Herten stated the application was heard back in December, we took your feedback, went back to the drawing board, revised our plans substantially so that the concerns of the Board were adequately addressed and to the satisfaction of the Board Engineer. Mr. Job has visited the site and observed the stakes. The plan has been revised to “clean fill” being placed within the Borough of Emerson – 2400 cubic yards near Demarest Avenue, and soil placed around a dam being reconstructed according to regulations set by the New Jersey Dam Safety. None of the dredged material will be placed in the Borough of Emerson – the dredged material will be placed in an excavation in the Borough of Oradell. The following were marked as exhibits:

- AR1 – Revised site plan – dated 1/27/06
- AR2 – Grading and drainage plan – dated 2/24/06
- AR3 – Overall site plan of the site
- AR4 – Storm drain analysis
- AR5 – Fill area “C”
- AR6 – Landscape Plan
- B1 – Memos from Ken Job dated 2/9/06 and 2/27/06

Mr. Herten introduced Mr. Michael Fowler of Langan Engineering, who gave his credentials, was sworn in by Mr. Madaio, and accepted as a witness. Mr. Fowler stated we have accepted Mr. Job’s comments and came up with a whole new set of plans; the basis of the project is to dredge the pond, which is in the center of the property, bisected by the Borough of Emerson and Oradell; we are no longer proposing to put any fill near the practice range, adjacent to Patrick Avenue; we are dredging 6000 cubic yards – fill area “A” 4880 cubic yards – fill area “B” 2150 cubic yards, and fill area “C” 2500 cubic yards will be placed at the base of the dam. Fill area “B” adjacent to Demarest Avenue, will be regraded and bermed up near the property line and will not exceed 4 feet in height; drainage from the new berm will drain on the golf course property with new piping – no drainage from this berm will go on to the adjacent property. A storm drainage analysis was done; with the new grade and drainage there is no change in the drainage patterns from area “B” or area “A”. A row of evergreen trees, 6 to 7 feet, will be planted near the berm in area “B” to provide screening of the soil. The new modifications for the reconstruction of the Dam are to increase factor of the safety of the Dam, and to raise it.

At this time, Vice Chairman Orecchio requested Mr. Job comment on the changes to the application. Mr. Job stated that when the original application was reviewed, he had a lot of issues; the applicant has taken all of our comments and addressed them – soil dredge material being deposited in Emerson has been eliminated; the fill being placed near Patrick Avenue and the height and visual impact has been eliminated; the height configuration of the berm near Demarest Avenue has been revised to one larger uniform berm with a maximum height of 4 feet; they have also incorporated a drainage system to address run-off from the berm area, possibly impacting the property on Demarest Avenue; ground cover will now be grass with a slope. The only condition Mr. Job would like to see is that the soil they are going to excavate in Oradell, and brought into Emerson for the berm, be tested for contaminants. Mr. Adams questioned the Borough of Oradell's position on their application – Mr. Herten stated they are scheduled to appear before the Borough of Oradell on March 14, 2006.

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 Mr. Goursky, seconded by Mr. Adams, and carried.

A motion was made to approve the application by Mr. Adams, seconded by Mr. Goursky, and carried. Roll call vote as follows:

Mr. Madura – yes
 Mr. Goursky – yes
 Mr. Adams – yes
 Vice Chairman Orecchio – yes

Mr. Herten thanked the Board for their time and consideration. Mr. Adams thanked the applicant for taking in the Board's concerns, and appreciated them making the changes.

ANY BOARD MEMBER:

Mr. Madaio advised the Board that the Zoning Schedule, with regard to the Home for the Armenian Aged, was prepared by their architect and attorney Mr. Bell. Chairman Bair stated the Home has not established an escrow account, no application has been submitted, and Chairman Bair would like Mr. Job to review. Mr. Madaio stated no application may be submitted for some time, the request is for the Governing Body to rezone the property, if they accept the recommendation, the Governing Body would adopt an ordinance to change the zone – then the Home would submit an application for site plan approval with this Board. Mr. Madaio further stated the Board could recommend the zone be suited for the construction of a nursing home facility, let the Governing Body discuss at their level, and request escrow be posted. Chairman Bair stated residents have approached him addressing their concerns with early morning deliveries and the idling of trucks, we need to get Broad Street free of this problem – and need to be careful with specific feet's and setbacks being requested. Mr. Job stated you could request provisions for off-street loading, access from main streets, instead of secondary streets. Chairman Bair suggested they come back before us informally to discuss our concerns, before a recommendation is made to the Governing Body. Mr. Job stated if they come back informally, state you concerns with design and functionality – the proposal is to increase the bed space at the location – they should be able to incorporate whatever the Board wants into their design, build, and partial use of the facility – creative with design, and flexible in how they schedule their construction. Mr. Job further stated that work could be done within the existing facility – convert office space into temporary rooms, and modulars on the property to make offices. Mr. Madaio stated any changes to the ordinance should be referred to Mr. Job and

also the Borough Planner. After Board discussion, Mr. Madaio will prepare an updated Resolution for the Board to review.

The Secretary referred to the fax transmittal received from Bohler Engineering, with regard to PNC Bank, requesting an informal hearing. After Board discussion, the Secretary will advise Bohler Engineering to contact Mr. Madaio directly.

Chairman Bair stated Mr. Burgis would be attending our next meeting to review the Redevelopment Plan. Mr. Madaio reviewed Mr. Smith's memo with regard to notice. The Board discussed notice being posted on the Borough website, the bulletin board by the Cookie Cupboard, and in the local newspapers. The Secretary will contact Mr. Smith to discuss before any of the above is done.

Chairman Bair questioned the status of the Master Plan – the last reexamination was done in November 1999. The Secretary stated she spoke to Mr. Burgis and he estimated the cost to be between \$25,000 and \$30,000. Councilman Todd will bring this matter to the attention of the Governing Body.

GOOD AND WELFARE:

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

A motion was made to close public session by Mr. Madura, seconded by Councilman Todd, and carried.

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney