

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**JANUARY 14, 2008**

This meeting of the Emerson Planning Board was held in the Municipal Building on Monday, January 14, 2008. Mr. Martin opened the meeting at 8:00 PM, and invited Mayor Lamatina 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.

At this time, new and reappointed Board members – Councilman Steven Bair, Mr. Callagee, Mr. Lazar, Mrs. Ortiz, and Mr. Schwinder were sworn in by Mayor Lamatina.

**ROLL CALL:**

Mr. Robert Adams – Present  
 Councilman Steven Bair – Present  
 Mr. 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 – Present  
 Mrs. Barbara Looney – Present  
 Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested  
 Mr. Paul Niehoff – Present

**2008 REORGANIZATION**

**BYLAWS:** A motion was made to adopt the Bylaws of the Emerson Planning Board by Mr. Adams, seconded by Mr. Orecchio, with all members voting in the affirmative, none opposed.

**BOARD SECRETARY:** A motion was made to appoint Barbara Looney as Board Secretary by Mr. Adams, seconded by Mr. Bischoff, and carried, with all members voting in the affirmative, none opposed.

**CHAIRPERSON OF THE BOARD:** Mr. Martin requested a nomination for Chairperson of the Board. Mr. Lazar nominated Mr. Bischoff, seconded by Mayor Lamatina. With no other nominations, a motion was made to close the nominations by Mr. Schwinder, seconded by Ms. DiPaola, and carried, with all members voting in the affirmative, none opposed.

**VICE CHAIRPERSON OF THE BOARD:** Chairman Bischoff requested a nomination for Vice Chairperson of the Board. Councilman Bair nominated Mr. Orecchio, seconded by Mr. Adams. Mr. Lazar nominated Ms. DiPaola, seconded by Mayor Lamatina. A motion was made to close the nominations by Mr. Orecchio, seconded by Chairman Bischoff, and carried.

Roll call vote – Vice Chairperson – Mark Orecchio

Mrs. Ortiz – no  
 Ms. DiPaola – no  
 Mr. Schwinder – yes  
 Councilman Bair – yes  
 Mayor Lamatina – no  
 Mr. Orecchio – yes  
 Mr. Adams – yes  
 Mr. Lazar – no  
 Chairman Bischoff - no

Roll call vote – Vice Chairperson – Danielle DiPaola

Mrs. Ortiz - yes  
 Ms. DiPaola – yes  
 Mr. Schwinder – no  
 Councilman Bair – no  
 Mayor Lamatina – yes  
 Mr. Orecchio – no  
 Mr. Adams – no  
 Mr. Lazar – yes  
 Chairman Bischoff – yes

**BOARD ATTORNEY:** A motion was made to appoint Mr. Christopher Martin as Board Attorney by Mr. Lazar, seconded by Ms. DiPaola, and carried, with all members voting in the affirmative, none opposed.

**BOARD ENGINEER:** A motion was made to appoint Maser Consulting as Borough Engineer by Ms. DiPaola, seconded by Mr. Lazar, and carried, with all members voting in the affirmative, none opposed.

**MINUTES:**

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

**CORRESPONDENCE:**

- Memorandum of Record from the Department of Transportation – dated 12/5/07 – Re: Diagnostic Team Meeting – Kinderkamack Road & Linwood Avenue
- Memo from Elliot Urdang – dated 12/21/07 – Re: 200 KMAC Properties
- Memo from Maser Consulting – dated 12/27/07 – Re: Pascack Valley Shopping Center
- Memo from Morrison Mahoney LLP – dated 12/28/07 – Re: 200 KMAC Properties
- Application for Commercial Certificate of Occupancy – 201 Kinderkamack Road
- Memo from Barry Howard – dated 1/7/08 – Re: resignation
- Memos from Carol Dray – dated 1/7/08 – Re: appointments of Gary Goursky, Tom Callagee, Gary Schwinder, John Lazar, and Germaine Ortiz
- Memo from Maser Consulting – dated 1/7/08 – Re: Emerson Convalescent Center
- Memo from Joe Solimando – DPW – dated 1/7/08 – Re: Home for the Armenian Aged
- Memo from County of Bergen, Department of Planning & Economic Development – dated 1/8/08 – Re: Oritani Savings Bank
- Memo from Jacobs & Bell – dated 1/8/08 – Re: Home for the Armenian Aged
- Applications for soil movement – Emerson Convalescent Center and Home for the Armenian Aged

- Memo from State of New Jersey – Office of the Attorney General – dated 1/11/08 – Re: 2008 Campaign Contribution Notice
- 2008 Borough of Emerson Resolutions – Appointment of Class III Member – Councilman Bair, Borough Closings for Legal Holidays, meeting dates of the Governing Body, and Council Liaisons

**VOUCHERS:**

- \$108.00 – New Jersey Planning Official – Re: Danielle DiPaola
- 30.98 – Staples – supplies

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

**CARTRIDE EXPRESS – 19 BLAND STREET – RESOLUTION**

A motion was made to rescind the Resolution by Mr. Lazar, seconded by Mr. Schwinder, and carried.

**CARTRIDGE EXPRESS – 201 KINDERKAMACK ROAD – CHANGE OF TENANCY**

Mr. Anthony Sassmaz of 127 Mountainview Boulevard, Wayne, New Jersey was present and is interest in renting space at the above location. Mr. Sassmaz was sworn in by Mr. Martin and accepted as a witness. Mr. Sassmaz stated that this would be a better location for the business, which consists of wholesale importing and some retail. There are 5 parking spaces in the rear, and there would be one employee. Mayor Lamatina inquired whether the applicant was aware that this property is located in the Redevelopment Area – Mr. Sassmaz stated he was. The hours of operation would be 9 to 6 Monday thru Saturday, and the location has a front and rear entrance.

A motion was made to approve the Change of Tenancy by Councilman Bair, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

Mrs. Ortiz – yes  
 Ms. DiPaola – yes  
 Mr. Schwinder – yes  
 Mayor Lamatina – yes  
 Mr. Adams – yes  
 Mr. Lazar – yes  
 Mr. Orecchio – yes  
 Councilman Bair – yes  
 Chairman Bischoff

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

**2008 BUDGET REVIEW:**

After further review of the proposed budget, it was agreed to add \$10,000 to the budget for laptop computers for Board Members. Mayor Lamatina requested the Secretary contact the Clerk's Office and have this item added to the Budget Agenda for presentation by Chairman Bischoff and Vice Chairperson DiPaola.

**ANY BOARD MEMBER:**

Mayor Lamatina advised the Board that a meeting has been scheduled with Millennium on January 24, 2008 at 2 pm. Mayor Lamatina also requested the Secretary follow-up with Joe Scarpa as to the status of the final draft of the Master Plan.

**GOOD AND WELFARE:**

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

Ken Hoffman – 61 Emwood Drive – Congratulated all new and reappointed members, along with Mr. Bischoff being named Chairman and Ms. DiPaola Vice Chairperson. Would like the Board to keep in mind the importance of Tree Management plans being submitted to the Shade Tree Commission, as there has been an issue with the new PNC Bank location.

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

**ADJOURNMENT:**

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

Respectfully submitted,

Barbara Looney