

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
DECEMBER 4, 2008

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, December 4, 2008. Chairman Bischoff opened the meeting at 8:00 PM, and invited Mayor Lamatina to lead the assembly in the Pledge of Allegiance. Chairman Bischoff requested a moment of silence in honor of Kevin Beattie, Jr. and Thomas Carlis. 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 – arrived at 8:05
 Mr. Gary Schwinder – Present – arrived at 8:05
 Mr. Thomas Callagee – Present
 Mr. Gary Goursky – Present – arrived at 8:30
 Mr. Christopher Martin – Board Attorney – Present
 Mrs. Barbara Looney – Board Secretary – Present
 Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested
 Mr. Joseph Solimando – DPW Supervisor – 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 (regular portion) held on November 6, 2008 by Councilman Bair, seconded by Mr. Orecchio, and carried.

CORRESPONDENCE:

- Memo from Concord Realty Group – dated 11/7/08 – Re: Bob Petrow's properties
- Memo from Maser Consulting – dated 12/2/08 – Re: Railroad Grill
- Memo from Huntington Bailey – dated 12/2/08 – Re: Redevelopment
- New Jersey Planner – November 2008

VOUCHERS:

- \$1,243.00 – Taylor & Friedberg – Re: Services – Redevelopment 10/2/08
- 965.00 – Maser Consulting – Re: Oritani Savings Bank
- 217.50 – Maser Consulting – Re: PNC Bank
- 670.00 – Maser Consulting – Re: Aramian
- 507.50 – Maser Consulting – Re: Railroad Grill
- 101.78 – Morrison Mahoney – Re: Stavrou Family
- 460.00 – Morrison Mahoney – Re: 31 Emerson Plaza LLC
- 161.00 – Morrison Mahoney – Re: Aramian
- 2,358.14 – Morrison Mahoney – Re: Redevelopment
- 1,622.46 – Morrison Mahoney – Re: Redevelopment
- 264.98 – Morrison Mahoney – Re: Home for the Armenian Aged

A motion was made to approve these vouchers by Ms. DiPaola, seconded by Mr. Lazar, and carried.

RAILROAD GRILL / PATENTAS – 176 KINDERKAMACK ROAD – RESOLUTION:

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Orecchio, seconded by Mayor Lamatina, and carried, with all members voting in the affirmative, none opposed. Mr. Adams abstained.

2009 BUDGET REVIEW:

The Board reviewed the proposed budget, and a motion was made to submit the budget by Mr. Adams, seconded by Mr. Schwinder, and carried, with all members voting in the affirmative, none opposed.

- Advertising - \$400.00
- Repair - \$100.00
- Board Attorney - \$4,000.00 retainer – billings \$125.00 per hour
- Publications - \$100.00
- Office supplies - \$200.00
- Continuing education - \$1000.00
- Professional dues - \$300.00
- Miscellaneous - \$500.00
- Master Plan / COAH - \$5,000.00
- Redevelopment - \$20,000

REDEVELOPMENT – CONTINUED

At this time, Mr. Schwinder excused himself from the dais, and Mr. Callagee took his seat. The proceedings will be recorded by a Certified Reporter.

ANY BOARD MEMBER:

No comments at this time.

GOOD AND WELARE:

A motion was made to go into public session by Mr. Orecchio, seconded by Mrs. Ortiz, and carried, with no comments.

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

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney