



EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
APRIL 1, 2010

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, April 1, 2010. Chairman Bischoff opened the meeting at 8:00 PM, and invited Mr. Schwinder 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. In case of a fire, follow the Fire Exit signs above the doors to your right and left in the Council Chambers, and please exit calmly.

ROLL CALL:

Councilman Steven Bair – Present
Chairman Jeff Bischoff – Present
Mr. Tom Callagee – Absent
Ms. Danielle DiPaola – Present
Mr. Gary Goursky – Present
Mr. Brian Lacey – Present
Mayor Lou Lamatina – Present
Mr. Christopher Leins – Present
Mr. Mark Orecchio – Present
Mrs. Germaine Ortiz – Absent
Mr. Gary Schwinder – Present
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested
Mr. Paul Niehoff – Borough Engineer – Absent – attendance not requested
Mr. Joe Solimando – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on March 4, 2010, as amended, by Ms. DiPaola, seconded by Mr. Goursky, and carried.

CORRESPONDENCE:

- Memo from Maser Consulting – dated 3/25/10 – Re: MSH Management
- Flyer from New Jersey Planning Officials – Re: Affordable Housing Conference 4/23/10

VOUCHERS:

- \$1,095.00 – Maser Consulting – Re: Grand Investments IV, LLC
- 906.25 – Maser Consulting – Re: 58 Kinderkamack Road, LLC
- 145.00 – Maser Consulting – Re: 200 KMACK Properties
- 112.50 – Morrison Mahoney – Re: Aramini
- 562.50 – Morrison Mahoney – Re: Grand Investments IV, LLC
- 35.92 – North Jersey Media Group – Re: Metro NY PCS

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

STAVROU FAMILY, LLC – 348 KINDERKAMACK ROAD – SIGN RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution, as amended, by Councilman Bair, seconded by Mayor Lamatina, and carried, with all members voting in the affirmative, none opposed – Mr. Leins abstained.

PUDDINGSTONE GROUP – 129 KINDERKAMACK ROAD – INFORMAL

Mr. Lou Flora is present and is representing the contract purchaser – The Puddingstone Group. The purchaser is interested in demolishing the existing home on the triangular shape lot, and construct a 3,000 square foot 7-11 convenience store, with a false 2nd floor façade – we have been in touch with the County and Borough's traffic engineer, and are aware of the location of the bus stop and the plans for the road widening. Mr. Flora introduced Mr. John Bleeker of Bleeker Architectural Group who prepared the renderings handed out to the Board this evening. Mr. Bleeker stated the property is small and will get smaller due to the road widening – we have come up with plan that will promote the development of the site with a park, flagpole, and streetscaping along with a 10 foot easement to New Jersey Transit. The hours of operation would be 24/7, with 2 to 3 employees, and 12 parking spaces are proposed. Mayor Lamatina suggested a shared parking plan with the lot to the south, and further stated he has a meeting scheduled with the County next Monday to discuss the Sunoco site, and invited the Puddingstone Group to attend. Chairman Bischoff stated the site is restricted due to the size, but would like to see it developed.

Mr. Flora and Mr. Bleeker thanked the Board for their time and look forward to submitting an application shortly.

AMENDMENTS TO THE REDEVELOPMENT PLAN

The Board reviewed the proposed changes and agreed to accept the revisions. A motion was made to approve the proposed revisions by Mayor Lamatina, seconded by Mr. Lacey, and carried. Roll call vote as follows:

Mr. Schwinder – yes
 Ms. DiPaola – yes
 Mr. Orecchio – yes
 Councilman Bair – yes
 Mr. Leins – yes
 Mr. Goursky – yes
 Mr. Lacey – yes
 Mayor Lamatina – yes
 Chairman Bischoff – yes

The Secretary will prepare a memo to the Mayor and Council.

200 KMACK PROPERTIES – 200 KINDERKAMACK ROAD - CONTINUED

A motion was made to continue the application by Mayor Lamatina, seconded by Ms. DiPaola, and carried, with all members voting in the affirmative, none opposed.

ANY BOARD MEMBER: No comments at this time.

GOOD AND WELFARE:

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

Ken Hoffman – 61 Emwood Drive – questioned the number of variances that 7-11 would require – Mayor Lamatina stated based on the renderings submitted, appears to be front and rear yard.

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

ADJOURNMENT:

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

Respectfully submitted,


Barbara Looney