

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
SEPTEMBER 6, 2007

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, September 6, 2007. Chairman Bair opened the meeting at 8:00 PM, and invited Councilman Hoffman 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 – Present
 Mr. Gary Goursky – Present
 Councilman Christopher Heyer – Present
 Mayor Louis Lamatina – Present
 Mr. John Lazar – Absent
 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 – Present
 Mr. Paul Niehoff – Borough Engineer – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on July 19, 2007 by Mr. Goursky, seconded by Mr. Adams, and carried, with Councilman Heyer and Ms. DiPaola abstaining.

CORRESPONDENCE:

- Memo from Joe Scarpa – dated 8/2/07 – Re: Emerson Bulletin
- Memo from Durkin & Boggia – dated 8/31/07 – Re: 200 KMAC Properties
- Memo from Morrison Mahoney LLC – dated 9/5/07 – Re: 200 KMAC Properties
- The New Jersey Planner – July / August 2007

VOUCHERS:

- \$ 630.88 – Job & Job – Re: 58 Kinderkamack Road, LLC
- 2990.00 – Maser Consulting – Re: Pascack Valley Shopping Center
- 483.32 – Morrison Mahoney LLC – Re: Oritani Savings Bank
- 126.50 – Morrison Mahoney LLC – Re: Coldon
- 128.00 – MGL Printing – minute book and.

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

NORTHERN VALLEY DEVELOPERS – 30 MAIN STREET – RESOLUTION

After Board review of the Resolution prepared by Mr. Martin, a motion was made to memorialize the Resolution, as amended, by Mr. Goursky, seconded by Mr. Adams, and carried. Roll call vote as follows:

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

ANY BOARD MEMBER:

Councilman Heyer stated that at this past Tuesday's Council meeting, members of the public came forward to discuss the "McMansion" issues, which have been featured in the newspapers. Mr. Sartori was present at that meeting to explain the situation with regard to current renovations at 5 Adams Court. Several years ago, this Board reviewed the Zoning Ordinance, and amendments were made. Councilman Heyer requested the Board's input as to how we should proceed, such as another review of the Zoning Ordinance. Chairman Bair stated in our last review, the side setbacks were increased, and the height requirement reduced – mainly in the R 7.5 and 10 zones – perhaps we should review the FAR (floor area ratio). Councilman Heyer stated the lot coverage limit for 5 Adams Court is 25%, and with the renovations the lot coverage will be 18% - the property owner could have gone another 7%. After Board discussion, Chairman Bair requested the Secretary contact other municipalities to obtain their Ordinances with regard to floor area ratio.

Mr. Sartori requested the Board's assistance with regard to the street lighting for 58 Kinderkamack Road. After Board review of the brochures provided by Mr. Sartori, the Board agreed to the fluted "Franklin Park" fixture.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

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

Respectfully submitted,

Barbara Looney