

EMERSON PLANNING BOARD
EMERSON, NEW JERSEY
NOVEMBER 1, 2007

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, November 1, 2007. Chairman Bair opened the meeting at 8:00 PM, and invited Mr. Callagee 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 – arrived at 8:45
 Chairman Steven Bair – Present
 Mr. Jeffrey Bischoff – Absent
 Ms. Danielle DiPaola – Present
 Mr. Gary Goursky – Absent
 Councilman Christopher Heyer – Present
 Mayor Louis Lamatina – Present
 Mr. John Lazar – Absent
 Mr. Mark Orecchio – Present – arrived 8:20
 Mr. Thomas Callagee – Present
 Mr. Barry Howard – Present
 Mr. Christopher Martin – Attorney – Present
 Mrs. Barbara Looney – Secretary – Present
 Mr. Michael Sartori – Construction / Zoning Officer – 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 held on October 18, 2007 by Mr. Howard, seconded by Mr. Callagee, and carried, with Councilman Heyer abstaining.

CORRESPONDENCE:

- Memo from Job & Job – dated 10/31/07 – Re:
- Memo from Job & Job – dated 10/5/07 – Re: 58 Kinderkamack Road, LLC
- Memo from County of Bergen, Department of Planning & Economic Development – dated 10/9/07 – Re: 200 KMAC Properties
- Memos from Shade Tree Commission – dated 10-11/07 – Re: Gikas subdivision and 200 KMAC Properties
- Memo from Job & Job – dated 10/11/07 – Re: 58 Kinderkamack Road, LLC
- Memo from Groundwater & Environmental Services Inc. – dated 10/11/07 – Re: 354 Kinderkamack Road
- Memo from Maser Consulting – dated 10/15/07 – Re: 200 KMAC Properties
- Memo from Emerson Police Department – dated 10/16/07 – Re: 200 KMAC Properties
- Memo from Elliot Urdang – dated 10/18/07 – Re: 200 KMAC Properties – canceling their appearance at this evening's meeting
- Flyer – New Jersey State League of Municipalities – Re: Community building through economic development
- Public Notice from PSE&G – Re: Modified freshwater wetlands permits

VOUCHERS:

- \$1015.00 – Maser Consulting – Re: Stavrou Family
- 302.50 – Maser Consulting – Re: PNC Bank
- 157.50 – Maser Consulting – Re: A & R Builders
- 380.00 – Maser Consulting – Re: Heck & Sons
- 545.00 – Job & Job – Re: 58 Kinderkamack Road, LLC
- 45.00 – New Jersey League of Municipalities – Re: Danielle DiPaola

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

GOOD AND WELFARE:

Chairman Bair advised the Board and the public that we are awaiting the arrival of a representative of Lord Realty, and requested a motion to go into public session. A motion was made to go into public session by Councilman Heyer, seconded by Mayor Lamatina, and carried.

Daniel Haag – 34 Parkway – Maywood – Mr. Haag stated he is the developer of a new home at 43 Lozier Avenue, and is about 3 weeks away from completion. The original Resolution, adopted back in November 1998, required the pavement of Lozier Avenue be extended in uniform width across the entire frontage of the lot before a Certificate of Occupancy be issued. Mr. Haag has been in contact with Mike Sartori, Joe Solimando, and Paul Niehoff with regard to this – this portion of Lozier Avenue only has 2 homes, feels there is insufficient space to provide a cul-de-sac or turn around, and the railroad tracks exist at the end.

Mayor Lamatina suggested that portion of Lozier Avenue be kept as a green space with trees and various other landscaping, and further suggested Mr. Haag contact the Shade Tree Commission for their approval &/or recommendations. After Board discussion, it was agreed that all members would visit the site, and waive the extension of Lozier Avenue, based on recommendations by the Shade Tree Commission and Paul Niehoff.

Mr. Haag thanked the Board for their time and consideration.

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

LORD REALTY – 181 KINDERKAMCK ROAD – CHANGE OF TENANCY

Ms. Sevim Can was present and is interested in renting the space for a Real Estate Office. Ms. Can was sworn in by Mr. Martin and accepted as a witness. Ms. Can stated the space is approximately 900 square feet; there would be approximately 5 agents on staff, who would not all be in the office at the same time, due to meeting with clients and visiting properties. The normal office hours would be 10 to 5 pm – sometimes closing at 3 pm – and there is sufficient parking in the rear of the property. Chairman Bair questioned if the applicant is aware the property is in the Redevelopment Area – Ms. Can stated she is aware of that, and the only improvements she will be making to the space is painting, carpeting, and office furniture.

A motion was made to approve the change of tenancy by Councilman Heyer, seconded by Ms. DiPaola, and carried. Roll call vote as follows:

Mayor Lamatina – yes
Mr. Orecchio – yes
Ms. DiPaola – yes
Councilman Heyer – yes
Chairman Bair – yes

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

ANY BOARD MEMBER:

Mayor Lamatina and Councilman Heyer commented on their meetings this week with Scott Fishbone of the Atkins Group, who has now brought in representatives of Roseland Properties. Mr. Fishbone stated in the meetings that they cannot comply with the low residential density, and would need at least 175 units in the southern end of the Redevelopment Area, and would like to start in that area – they also stated concerns with assembling of properties in the northern area. Mayor Lamatina relayed to Mr. Fishbone that was unacceptable, and would not object to them starting the development in the southern area (south of the Emerson Hotel) and in the North Phase. Mayor Lamatina also stated an incomplete traffic plan was submitted to the County, and another meeting has been scheduled in 2 weeks.

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Callagee, seconded by Mr. Howard, and carried.

Respectfully submitted,

Barbara Looney