

**EMERSON PLANNING BOARD**  
**EMERSON, NEW JERSEY**  
**APRIL 6, 2006**

This meeting of the Emerson Planning Board was held in the Municipal Building on Thursday, April 6, 2006. Chairman Bair opened the meeting at 8:00 PM, and invited Mr. Giarretta 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. Owen Cassidy – Present  
 Mrs. Marcia DeSalvo – Present  
 Mr. Gary Goursky – Absent  
 Mr. Fred Madura – Present  
 Mr. Mark Orecchio – Present  
 Mayor Steven Setteducati – Present  
 Councilman Brian Todd – Present  
 Mr. Mark Madaio – Attorney – Present  
 Mrs. Barbara Looney – Secretary – Present  
 Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested  
 Mr. Ken Job – Borough Engineer – Absent – attendance not requested

**MINUTES:**

A motion was made to table approval of the minutes for the meeting held on March 16, 2006 by Mr. Cassidy, seconded by Mr. Orecchio, and carried.

**CORRESPONDENCE:**

- Memo from Bergen County Department, Department of Planning and Economic Development – dated 3/16/06 – Re: Municipal Stormwater Management Plan
- Memo from State of New Jersey, DEP – dated 3/16/06 – Re: Hackensack Golf Club
- Memo from Burgis Associates – dated 3/24/06 – Re: Planning Services – Master Plan
- Flyer from Bergen County Bar Association – Re: Symposium – 4/29/06

**VOUCHERS:**

- \$483.75 – Job & Job – Re: A & R Builders
- 210.00 – New Jersey Planning Officials – Re: Seminars

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

**PNC BANK – PRESENTATION**

Mr. Jim Lott, Jr. was present and is representing the applicant. This evening's presentation is with regard to the site of the Old Hook Inn, which consists of a large restaurant with a residential home in the rear of the property. The applicant proposes to demolish both structures and build a 3700 square foot bank, with a walk-up window, an ATM, and 3 drive-thru windows.

Mr. Lott introduced to the Board and the public Mr. Rob Streker of Bohler Engineering. Mr. Streker stated the property is adjacent to the LBW zone, and borders the Borough of Westwood. The restaurant is 7700 square feet and the residential home is 2200 square feet, along with 80 parking spaces, some of which are used as overflow parking for the adjacent properties. The proposed bank would front on Old Hook Road, with 22 parking spaces, and additional parking in the rear, as indicated previously, for the overflow from the adjacent properties. The site will have 2 access points – one from Main Street, 2 way – and one from Old Hook Road, which will restrict left hand turns onto Old Hook Road from the site. The only variance, for an existing non-conformity, would be for the residential properties in the rear – 40 feet is required, and the existing is between 26 and 30 feet. We would like to keep that setback and supplement the buffer with landscaping. The impervious coverage will be reduced, introducing more green space, reducing run-off, and not requiring any additional stormwater management on the property. With regard to signage, PNC has a monument sign 4 feet in height, and about 25 square feet, which would be situated in the front of the property. The building signs would be 35 square feet, placed on 3 sides of the building totaling 105 square feet.

Mr. Madaio questioned the parking on the site by adjacent properties – is this by some type of an agreement & /or deed restriction – Mr. Lott stated they are currently researching this and they will take that into consideration. Mr. Madaio seems to recall a lease or long term parking agreement; there are 41 additional parking spaces, and Mayor Setteducati questioned why they would allow others to park on their land – Mr. Lott stated because they are a compatible uses. Mr. Madaio suggested they check resolutions within both Boroughs to see if any agreements exist.

At this time, Mr. Lott introduced Mr. Eric Brill of Gensler, architect for the project. Mr. Brill stated they were retained to design a new branch for PNC Bank; the branch would consist of 6 tellers, conference rooms, lobby, and offices for support services; this would be a lead certified building, which means it reduces water, improves air quality, and uses forest certified wood – materials that are environmentally friendly – which will consist of glass for natural light and efficiency.

Mr. Madaio stated the Borough ordinance measures parking per teller – you also seem to have some office functions, and an overflow of parking. Mr. Streker agreed to check the Borough code. Chairman Bair referred to the Westwood properties that border in the rear – Mr. Madaio stated the applicant would be required to notice them. Mr. Madura stated the Board is concerned with water, and would like to see zero run-off from the site. Mr. Madaio suggested the applicant anticipate over designing the detention system.

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

### **REDEVELOPMENT PLAN – RESOLUTION**

After Board review of the Resolution, a motion was made to memorialize the Resolution by Councilman Todd, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

Mr. Cassidy – yes  
 Mr. Adams – yes  
 Mayor Setteducati – yes  
 Mrs. DeSalvo – yes  
 Mr. Orecchio – yes  
 Councilman Todd – yes  
 Chairman Bair – yes

### **HACKENSACK GOLF CLUB – RESOLUTION**

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

Mr. Adams – yes  
 Mr. Madura – yes  
 Mr. Orecchio – yes

### **HOME FOR THE ARMENIAN AGED – RECOMMENDATION**

Mr. Madaio stated several resolutions were prepared for this recommendation, and reviewed by the Borough Attorney, Bill Smith. Mr. Madaio incorporated into this recommendation the Board's concern with a drain on municipal services, with this possible rezoning, and the Home for the Armenian Aged will help the Borough maintain these services.

A motion was made to memorialize the Resolution by Mayor Setteducati, seconded by Mr. Orecchio, and carried. Roll call vote as follows:

Mr. Cassidy – yes  
 Councilman Todd – yes  
 Mr. Adams – yes  
 Mr. Madura – yes  
 Mrs. DeSalvo – yes  
 Mr. Orecchio – yes  
 Mayor Setteducati – yes  
 Chairman Bair – yes

### **ANY BOARD MEMBER:**

Mayor Setteducati stated he is very happy with the progress of redevelopment, and has spoken to several property owners and tenants over the last few days.

### **GOOD AND WELFARE:**

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

Rosario Giarretta – 72 Hillside Avenue – employed by Westwood Lincoln Mercury and we are enthusiastic about redevelopment, but have some concerns; in looking at the plan on one page we exist, and another page we do not exist; we are in contract to purchase the adjacent service station to expand our business – we don't know what to do. Mayor Setteducati stated that the redevelopment ordinances will give a new set of rules &/or zoning codes that we could live by, to encourage development by property owners – giving the Planning Board and Governing Body the power to make it happen. Mr. Madaio stated you should have your attorney check now to see, under the current zoning and the plan, to see if you are able to expand your business on the adjacent site.

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

**ADJOURNMENT:**

A motion was made to adjourn the meeting by Mayor Setteducati, seconded by Mrs. DeSalvo, and carried.

Respectfully submitted,

Barbara Looney