

**BOROUGH OF EMERSON
MUNICIPAL LAND USE BOARD MEETING
7:30 PM - THURSDAY, June 4, 2020**

THIS WILL BE A VIRTUAL ONLINE PUBLIC MEETING

For the duration of the Coronavirus Health Emergency, Borough Hall is closed to the public and meetings are held with participants at remote locations, connecting to conferencing software provided by GoToMeeting. Members of the public are invited to view meetings live using gotomeeting.com.

To view this meeting, please log onto:

Land Use Meeting, June 4, 2020
Thursday, June 4, 2020 - 7:15 PM - 10:15 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/202672941>

You can also dial in using your phone.

United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 202-672-941

In the alternative, if you cannot join the live meeting remotely for any reason, you may contact Marie Shust, the Land Use Board Secretary at 201-262-6086, or via email at boardsec@emersonnj.org.

This meeting of the Emerson Municipal Land Use Board is being held in compliance with -the Open Public Meeting Act. The Borough Clerk has notified The Record and The Ridgewood News of this meeting and notice has been posted in the Municipal Office.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time.

AGENDA

Pledge of Allegiance

Roll Call

Approval of the minutes of the meeting of May 21, 2020

Vouchers, Correspondence and Communications

Resolutions:

Dr. Dental 600 Kinderkamack Rd, Block 211, Lot 1

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Applications:

Moncino Residence, 3 Douglas St, Block 223 Lot 6
Fence application

Shah Residence, 80 Karen, Block 901 Lot 1
Fence application

Fringuello Residence 15 Orchard Block 219 Lot 2
Addition, pre-existing set back variance

Trinity Rehab, 444 Kinderkamack Rd, Block 211, Lot 1
Use Variance request

Yocheveds Gift Shop, 9A Ackerman Ave. Block 606, Lot 2
Use Variance request

BOARD BUSINESS:

Escrow Ordinance:

Update fees and escrow in chapter 47-26.1 of the Emerson Code Book.

Master Plan:

Hearing on Amendments to Master Plan & Discussion/Adoption of Reexamination Report involving Non-Residential Zones

Open to the Public

Any Board Member

Good and Welfare

Adjournment