

**BOROUGH OF EMERSON  
MUNICIPAL LAND USE BOARD MEETING  
EMERSON BOROUGH HALL - COUNCIL CHAMBERS  
8:00PM - THURSDAY, DECEMBER 6, 2018**

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. In the unlikely event of fire or emergency, follow the Fire Exit signs above the Council Chambers doors to your right or left and please exit calmly.

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 Minutes: November 8, 2018**

**Correspondence and Vouchers**

**Resolution:**

Eric Keeler, 137 Linden Ave., Block 126, Lot 3  
Approval of fence variance.

Armenian Home, 70 Main Street, Block      Lot  
Finding of minor revision to approved site plan.

**Board Business:**

Notice of Public Hearing on proposed 2018 Housing Element and  
Third Round Fair Share Plan of The Borough of Emerson Master Plan

'Review of Comments on Sign Ordinance at Request of the Emerson  
Governing Body'.

**Open to the Public**

**Any Board Member**

**Good and Welfare**

**Adjournment**