

**BOROUGH OF EMERSON  
MUNICIPAL LAND USE BOARD MEETING  
EMERSON BOROUGH HALL - COUNCIL CHAMBERS  
7:30 PM - THURSDAY, December 5, 2019**

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 case 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 7, 2019

**Vouchers, Correspondence and Communications:**

**RESOLUTIONS:**

**221 Palisade Ave. Block 728, Lot 2  
Emerson NJ 07630  
Che-Yuan Yeh  
Hung-Ling Su**

Construct two new 2nd-Story additions to the existing non-conforming residence (side setback) in the R-7.5 Zone. A USE Variance or Approval from Ordinance 290-34 and site plan approval are required.

**APPLICATIONS:**

90 Hartland Ave, Block 217, Lot 19  
Maddolin Residence

6 ft. fence application

**Board Business:**

Correct discrepancies Chapter 248 of the code of the Borough of Emerson at section 38 entitled "curbs and sidewalks required for new construction."

RC Zone proposed updated Ordinance

**Open to the Public**

**Any Board Member**

**Good and Welfare**

**Adjournment**