

**BOROUGH OF EMERSON  
MUNICIPAL LAND USE BOARD MEETING  
7:30 PM - THURSDAY, July 9, 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](https://gotomeeting.com).

Land Use Board meeting July 9, 2020  
Thu, Jul 9, 2020 7:30 PM - 10:00 PM (EDT)

**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/232976485>

**You can also dial in using your phone.**  
United States: [+1 \(872\) 240-3212](tel:+18722403212)

**Access Code:** 232-976-485

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](mailto: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 June 18, 2020**

**Vouchers, Correspondence and Communications**

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**Resolutions:**

**Master Plan:**

Resolution for the Planner's Re-Examination Report Adoption and Amendment to the Master Plan

**Karathomas Residence**, 132 Hasbrouck Ave, Block 407, Lot 6  
Fence height variance.

**Applications:**

**Baxter Residence**, 84 Demarest Ave., Block 513, Lot 7  
Fence height variance, corner property.

**BOARD BUSINESS:**

**Open to the Public**

**Any Board Member**

**Good and Welfare**

**Adjournment**