

**MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
JUNE 6, 2019**

This meeting of the Emerson land Use Board was held in the Municipal Building. Land Use Chairman Bischoff opened the meeting at 7:30 p.m. In compliance with the Open Public Meeting Act, the Clerk has notified The Record and The Ridgewood News of this meeting and notice has been posted in the Municipal Building.

Pledge of Allegiance

Roll Call was taken:

Mayor DiPaola	Present
Stephanie Clark	Present
Councilwoman Jill McGuire	Present
Chairman Jeff Bischoff	Present
Vice-Chairman Gary Schwinder	Present
Don Pierro	Present
Evan Kutzin	Absent
Mike Myers	Present
Bill Loschiavo	Present
Doug McKendry	Present
Paul Hulburt	Present
Michael Timmerman	Present
Mike Cimino	Present
Christopher Martin, LUB Attorney	Absent
Neil Tortora, Esq. sitting in for Mr. Martin	Present
David Atkinson, LUB Engineer	Not Requested
Michael Sartori, CCO/Zoning	Not Requested
Perry Solimando, DPW Interim Super Borough Administrator	Not Requested
Marie Shust, Secretary	Absent

Mr. Cimino arrived at 7:55 p.m. due to a fire call.

Resolution to Appoint Interim/Temporary Board Secretary

The Interim / Temporary Board Secretary introduced herself to the Board Members.

A motion by Mayor DiPaola, seconded by Mr. Myers to appoint Sylvia Kokowski as Interim / Temporary Board Secretary; on roll call vote, all in favor, the motion carried.

Approval of Minutes – May 16, 2019

Chairman Bischoff asked if there were any comments or changes in regard to the minutes of the meeting held on May 16, 2019. Vice-Chairman Schwinder recommended paragraph 5; page 4 beginning with "Chairman Bischoff mentioned" be struck from the minutes and explained.

A motion by Mr. Myers, seconded by Vice-Chairman Schwinder to approve the minutes as amended; on roll call vote, all in favor, the motion carried. Mr. Hulburt was not eligible to vote as he was not in attendance at the May 16, 2019 meeting.

Vouchers, Correspondence and Communications

Chairman Bischoff asked if there was any correspondence. There was none.

Chairman Bischoff asked for a reading of the Purchase Orders for approval.

The secretary read the purchase orders:

5/22 – P.O. # 19-00586 –	Vendor Morrison Mahoney for Home for the Armenian	\$126.00
5/23 – P.O. # 19-00866 –	Vendor Morrison Mahoney for Legal Svcs General Matters vs Emerson LUB	
	Vendor Morrison Mahoney for Legal Svcs Tanveer A. Hassan vs Emerson LUB	\$2,535.00
6/3 – P.O. #19-00920 –	Vendor North Jersey Media – Legal notice Robert Flannelly application 160 Eagle Drive	\$64.48
6/3 - P.O. #19-00921-	Vendor North Jersey Media – Legal notice Robert Flannelly application 160 Eagle Drive	\$112.75

Total of Vouchers - \$2,838.23

Mayor DiPaola asked that Purchase Order #19-00866 be pulled and voted on separately.

A motion by Vice-Chairman Schwinder to approve payment of Purchase Orders #19-00586, #19-00920, #19-00921, seconded by Mr. Myers; on roll call vote, all in favor, the motion carried.

Purchase Order #19-00866

A motion by Mr. Myers, seconded by Mr. Pierro to approve payment of P.O. #19-00866; on roll call vote, Mayor DiPaola, Councilwoman McGuire, Mr. Loschiavo and Mr. Timmerman abstained; Ms. Clark, Chairman Bischoff, Vice-Chairman Schwinder, Mr. Pierro, Mr. Myers, Mr. McKendry and Mr. Hulburt; voted in favor, the motion carried.

Applications

Zindel Residence, 9 Dogwood Lane, Block 325, Lot 11 – Rear Yard Setback, Oversized Deck Construction

Chairman Bischoff corrected the lot number to Lot 12.

Cecilia Zindel was sworn in by Neil Tortora, Esq. she presented certified notice of service to Mr. Tortora which he deemed sufficient.

Ms. Zindel is present on behalf of her mother Eleanor Zindel who owns and occupies 9 Dogwood Lane.

Her proposal is to add a 10 ft. x 27 ft. deck in back of the house – the width setback is too close to the 25 ft. line. Chairman Bischoff asked the Mayor and Board Members if they had questions or comments pertaining to the application. Mayor DiPaola referred to the Borough Engineer’s letter and asked if Ms. Zindel proposed landscaping for screening. Ms. Zindel responded no. Mayor DiPaola asked if she proposed lighting. Ms. Zindel responded no. Mr. Hulburt asked if there is existing lighting. Ms. Zindel responded yes, two side lights and a flood light that will remain. Mayor DiPaola advised that the Borough Engineer asked about elevation. Chairman Bischoff stated that the elevation would be at the door height. There will be no drainage or grade changes to the existing property; Ms. Zindel agreed.

Chairman Bischoff Opened the Meeting to the Public for questions on this application

A motion by Vice-Chairman Schwinder to open the meeting to the public, seconded by Mayor DiPaola, on voice vote, all in favor, the motion carried.

No Public Comment

Close Meeting to the Public

A motion by Vice-Chairman Schwinder to close the meeting to the public, seconded by Mayor DiPaola, on voice vote, all in favor, the motion carried.

New Business

Review of Ordinance Chapter 248, Article IV

Motion to Table – Mayor DiPaola

Second – Vice-Chairman Schwinder

Discussion – None

On voice vote, all in favor, the motion carried.

Open Meeting to the Public

A motion by Mayor DiPaola to open the meeting to the public, seconded by Vice-Chairman Schwinder, on voice vote, all in favor, the motion carried.

No Public Comment

Close Meeting to the Public

A motion by Councilwoman McGuire to close the meeting to the public, seconded by Vice-Chairman Schwinder, on voice vote, all in favor, the motion carried.

Any Board Member

Vice-Chairman Schwinder informed the Board Members that the Chamber of Commerce is sponsoring an auto show on Saturday. Mayor DiPaola added that the Stefanie Morgan Softball Scholarship Fund

Beer Garden and town picnic will be held on June 22nd. Mayor DiPaola stated that today is the 75th Anniversary of “D” Day; the Board took a moment of silence.

Good and Welfare

No Discussion

Adjournment

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Sylvia Kokowski
Interim / Temporary Board Secretary