

MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
April 4, 2019

This meeting of the Emerson Land Use Board was held in the Municipal Building. Land Use Chairman Bischoff opened the meeting at 7:34 pm. 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	Absent
Evan Kutzin	Absent
Mike Myers	Present
Bill Loschiavo	Present
Doug McKendry	Absent
Michael Timmerman	Absent
Mike Cimino	Present
Christopher Martin, LUB Attorney	Arrived late
Caroline Reiter, Planner	Not Requested
David Atkinson, LUB Engineer	Not Requested
Michael Sartori, CCO/Zoning	Not Requested
Perry Solimando, DPW Interim Super. Borough Administrator	Not Requested
Marie Shust, Secretary	Present

Chairman Bischoff asked if there were any comments or corrections on the minutes of March 21st meeting. Mayor Di Paola said she had questions, but unfortunately did not have her notes with her. She asked if anyone else had any questions.. There was no reply. When asked if she wanted to have the approval of the minutes tabled until the next meeting, she replied "No". Vice Chairman Schwinder made a motion to accept the minutes, second was offered by Councilwoman McGuire, all were in favor.

Chairman Bischoff asked if there was any correspondence. Ms. Shust replied a letter had been received from the County in regard to Block 419, a copy of which was sent to every member of the Board. Chairman Bischoff confirmed it was a letter regarding the distance from the center of the roadway.

Ms. Shust explained that vouchers had only been received that afternoon and she had not had the opportunity to forward them to the members, she then read the vouchers:

Vouchers April 4, 2019

4/1/2019	19-005671	North Jersey Media	19 Sycamore	\$147.10
4/1/2019	19-005671	North Jersey Media	156 Ackerman	\$88.80
4/1/2016	19-00556	Rutgers State Univ.	Schooling for Marie Shust	\$269.00
4/4/2019	19-00585	Morrison Mahoney	International Contractors, 129 Palisade	\$693.00
TOTAL				\$ 1,197.90

A motion to accept the vouchers was made by Mr. Myers, second was made by Councilwoman McGuire, all were in favor.

RESOLUTION:

Recommendation of the Land Use Board to the Governing Body to approve Ordinance 1582-19 with the specifications listed in the letter submitted by the Planner: Caroline Reiter of Christopher P. Statile.

Councilwoman McGuire stated she was recusing herself from voting on this Resolution. Mayor DiPaola told her it was not necessary. Mr. Martin stated that both the Mayor and the Councilwoman should abstain from voting as the matter would be coming before the Governing Board. Chairman Bischoff agreed,

Mr. Myers made a motion that the Recommendation to the Governing Board with the Resolution containing the Planner's suggestions be approved, second was made by Mr. Loschiavo.

During roll call for votes Ms. Clark, Vice Chair Schwinder, Chairman Bischoff, Mr. Myers, Mr. Loschiavo, Mr. Cimino and Mr. Hulburt voted yes to approve the Resolution. After the meeting it was determined that Mr. Hulburt and Mr. Cimino

were not eligible to vote since they had not voted on the original presentation. Therefore they are listed as “abstained.”

Mr. Martin advised the Board that he and Ms. Reiter had worked very closely on the Resolution and that she had been a pleasure to work with.

Chairman Bischoff asked Mayor DiPaola to speak about the Sub-Committee she wants appointed. Mayor Di Paola said she had two members in mind that she would like to oversee the progress of construction on Block 419. Mayor DiPaola made a motion to approve the appointment of Chairman Jeff Bischoff and Mr. Don Pierro to the Sub-committee, which was seconded by Councilwoman McGuire. Mr. Martin asked both to rescind their motion since the matter would be coming before the Governing Board, which they did. Hearing no other nominations from the floor, Chairman Bischoff asked for a motion. Mr. Myers made a motion to appoint Chairman Bischoff and Mr. Pierro to the Sub-committee to oversee the construction of Block 419. Second was made by Mr. Loschiavo. A roll-call vote was taken: Ms. Clark, Chairman Bischoff, Vice-Chairman Schwinder, Mr. Myers, Mr. Loschiavo, Mr. Hulburt, and Mr. Cimino voted yes. Mayor DiPaola, Councilwoman McGuire, abstained

Mayor DiPaola explained that a Sub-sub-committee to oversee the construction of Block 419 was being appointed by the Governing Body. This committee would consist of the Mayor, Councilman Hoffman and Councilman Gordon.

Mr. Martin commented this sub-sub-committee would be a Liaison communicating between the Governing Body and the Sub-committee of the Land Use Board.

Chairman Bischoff asked for a motion to open the floor to the public, which was made by Mr. Myers, second by Councilwoman McGuire, all were in favor. Seeing no hands, Councilwoman McGuire made a motion to close the floor, second was made by Vice Chairman Schwinder, all were in favor.

Board Business:

Chairman Bischoff advised the board that he was establishing an “Excused Absence” policy for the Board members, which would include business and personal absences. He was doing this because he did not want members to be in jeopardy of having too many absences, due to those reasons.

Mayor DiPaola asked Ms. Shust to send an email to all of the Board Members advising them of this policy.

Mr. Cimino asked if an updated contact list could be sent to the members. Mayor DiPaola asked that Board class and term be included as well as contact information for the Board Attorney, Board Engineer and Board Planner

Mr. Martin mentioned that he had been in contact with the Interim Borough Administrator and was very impressed with him. He asked about his hours. Mayor DiPaola replied he worked 24 hours a week, the days/time of which vary depending on work load, but he does not work on Wednesdays.

Mr. Myers wanted to know if scores for the class that had been taken were available. Chairman Bischoff replied the results had not been received as yet. Mayor DiPaola advised Chairman Bischoff that he could retake the class, since he had been so ill that day.

Mr. Martin told the Board he had been in contact with Mr. Goursky, who sends his regards to the Board. Mayor DiPaola stated she had not been in touch with Mr. Goursky personally, but would welcome him back if an opening should arise. Mr. Martin said he did not get the impression that Mr. Goursky was ready to return to the Board.

Mr. Martin also advised the Board that he had received notice from the Attorney for the Armenian Home that they would be breaking ground later in the month. Mayor DiPaola stated she and the Governing Body had received an invitation to the Ground Breaking which was being held at 5:30 pm on April 17th. She also stated that an invitation was being sent to Chairman Bischoff.

Seeing no other hands, Chairman Bischoff asked for a motion to adjourn the meeting, which was made by Mr. Myers. Vice Chairman Schwinder made the second, all were in favor.

The meeting was adjourned at 7:53 pm

Respectfully submitted,
Marie Shust
Board Secretary