

MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
OCTOBER 6, 2011

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, October 6, 2011. Chairman Orecchio opened the meeting at 8:00 PM, and invited Mr. Goursky to lead the assembly in the Pledge of Allegiance.

In compliance with the Open Public Meetings Act, the clerk has notified all officially published newspapers of this meeting, and notice has been posted in the Municipal Office. In case of a fire, follow the Fire Exit signs above the doors to your right and left in the Council Chambers, and please exit calmly.

ROLL CALL:

Mr. Tom Callagee – Present
Mayor Carlos Colina – Present
Councilwoman Danielle DiPaola – Present
Mr. Patrick Gagliardi – Absent
Mr. Gary Goursky – Present
Mr. Louis Lamatina – Present
Mr. Christopher Leins – Present
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Present
Vice Chairman Gary Schwinder – Present
Mr. Brian Todd – Present
Mr. Richard Worthington – Present
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Berge Tombalakian – Land Use Engineer – Absent – attendance not requested
Mr. Michael Sartori – Construction / Zoning Officer – Absent – attendance not requested
Mr. Joe Solimando – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on September 1, 2011 by Mr. Schwinder, seconded by Mr. Todd, and carried, with Councilwoman DiPaola abstaining.

A motion was made to approve the minutes for the meeting held on September 15, 2011 by Mr. Leins, seconded by Mr. Goursky, and carried.

CORRESPONDENCE:

Memo from Williams Gas Pipeline – Transco – dated 9/26/11 – Re: NJDEP application
Memo from Morrison Mahoney – dated 9/26/11 – Re: Home for the Armenian Aged
Memo from Jacobs and Bell – dated 9/26/11 – Home for the Armenian Aged

VOUCHERS:

\$1,000.00 – Morrison Mahoney – Re: 4th quarter retainer
 512.26 – Morrison Mahoney – Re: Northern Valley Developers
 125.00 – Morrison Mahoney – Re: Home for the Armenian Aged

A motion was made to approve these vouchers by Mr. Lamatina, seconded by Mr. Todd, and carried.

HOME FOR THE ARMENIAN AGED – MAIN STREET – CONTINUED

Mr. Martin advised the Board and the public that the applicant's attorney has requested an adjournment of the application to our meeting of Thursday, November 3, 2011.

COREN – 92 DORCHESTER ROAD – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Schwinder, seconded by Councilwoman DiPaola, and carried. Roll call vote as follows:

Mr. Lamatina – yes
 Mr. Worthington – yes
 Mr. Goursky – yes
 Mr. Leins – yes
 Councilwoman DiPaola – yes
 Chairman Orecchio – yes

LANTIGUA – 102 ORCHARD AVENUE – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Schwinder, seconded by Mr. Lamatina, and carried. Roll call vote as follows:

Councilwoman DiPaola – yes
 Mr. Leins – yes
 Mr. Goursky – yes
 Mr. Schwinder – yes
 Mr. Lamatina – yes
 Chairman Orecchio – yes

ANY BOARD MEMBER: No comments at this time.

GOOD AND WELFARE:

A motion was made to open public session by Councilwoman DiPaola, seconded by Mr. Goursky, and carried.

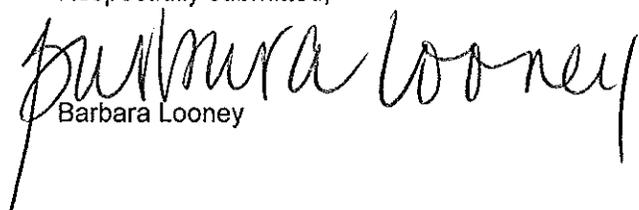
Ken Hoffman – 61 Emwood Drive – regarding the pending application for the Armenian home, Mr. Hoffman stated he attended the last meeting of the Governing Body to address the ditch that crosses Main Street onto to the High School grounds. In reviewing the New Jersey DEP website, there is a mapping and layering section, which indicates this ditch has a C1 designation, where a 300 foot buffer would be required. Mr. Hoffman further stated he is awaiting a response from the Land Use Designee from the New Jersey DEP, and would encourage the Board to investigate this further before proceeding with review of the application.

A motion was made to close public session by Councilwoman DiPaola, seconded by Mr. Schwinder, and carried.

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Lamatina, seconded by Mr. Todd, and carried.

Respectfully submitted,


Barbara Looney