



MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
MARCH 15, 2012

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, March 15, 2012. Chairman Orecchio opened the meeting at 8:00 PM, and invited Mr. Ryan 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. Robert Adams – Present
Mr. Tom Callagee – Present
Mayor Carlos Colina – Absent
Councilwoman Danielle DiPaola – Present
Mr. Gary Goursky – Present
Mr. Christopher Leins – Absent
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Present
Mr. Matthew Ryan – Present
Mr. Gary Schwinder – Present
Mr. Brian Todd – Present
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Berge Tombalakian – Present
Mr. Michael Sartori – Construction / Zoning Officer – Present – arrived at 8:15
Mr. Joe Solimando – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on March 1, 2012 by Mr. Goursky, seconded by Mr. Adams, and carried.

CORRESPONDENCE: The Secretary stated there was no correspondence.

VOUCHERS:

\$1,763.14 – Morrison Mahoney – Re: Armenian Home
1,000.00 – Morrison Mahoney – Re: 1st quarter retainer
125.48 – Morrison Mahoney – Re: Northern Valley Developers
21.74 – North Jersey Media Group – Re: Armenian Home
20.79 – North Jersey Media Group – Re: Emerson Convalescent Center

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

GOLDIAN REALTY, LLC – 205 ACKERMAN AVENUE – RESOLUTION

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

Mr. Callagee – yes
 Mr. Goursky – yes
 Mr. Adams – yes
 Mr. Todd – yes
 Mr. Schwinder – yes
 Chairman Orecchio – yes

BRENNER – 75 PASCACK AVENUE - RESOLUTION

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

Mr. Schwinder – yes
 Mr. Goursky – yes
 Mr. Ryan – yes
 Mrs. Ortiz – yes
 Mr. Adams – yes
 Chairman Orecchio – yes

ANY BOARD MEMBER:

Mr. Todd commented on the pending application before the Borough of Westwood with regard to a possible 7 – 11 at the only Chevrolet location on Kinderkamack Road – expressed his concerns with traffic, and wondered if we should get involved. Mr. Martin stated the Board could act as objectors, and suggested the Council Liaison contact the Borough of Westwood.

Mr. Sartori distributed to the Board proposed definition changes that he and Mr. Tombalakian thought should be made to the fence section, and adding definitions for a berm and basement. Copy of the proposed definition changes will be made part of these minutes, and the Board discussed the possible changes, which then would be presented to the Governing Body for consideration. Chairman Orecchio requested Board members review for our next meeting possible changes for cellar / basement, building / fence heights, and elevations.

Mr. Sartori also suggested possible zoning changes:

1. Extend temporary banner period to 45 days instead of 30 and allow twice a year. Mr. Schwinder suggested making it a 60 day period to be business friendly, and Councilwoman DiPaola suggested the banner be a certain percentage according to the size of the glass.
2. Ramsland Square – post office location – is in the R 7.5 zone – amend to Retail Commercial and include the Emerson Animal Hospital.
3. LBW zone very restrictive – amend to Retail Commercial.
4. Elimination of LBE zone – this is now part of the Central Business District.

5. Elimination of the FAR checklist and maximum floor area ratio.
6. Borough Ordinance for soil / silt – as of now, Bergen County Soil Conservation has authority, and is suppose to enforce.
7. Elimination of Pool Code Chapter 256, which is obsolete.

Mr. Sartori requested the Board's opinion on the refunding of posted escrow – the Board decided escrow should be refunded upon the issuance of the final Certificate of Occupancy.

Chairman Orecchio announced that our meeting of Thursday, April 5, 2012 will be cancelled due to lack of an agenda.

GOOD AND WELFARE:

A motion was made to open public session by Mr. Adams, seconded by Mr. Goursky, and carried, with no comments.

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

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Callagee, seconded by Mr. Adams, and carried.

Respectfully submitted,


Barbara Looney