



MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
JULY 19, 2012

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, July 19, 2012. Chairman Orecchio opened the meeting at 8:00 PM, and invited Councilwoman DiPaola 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 – Absent
Mr. Tom Callagee – Absent
Mayor Carlos Colina – Present
Councilwoman Danielle DiPaola – Present
Mr. Gary Goursky – Present
Mr. Christopher Leins – Absent
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Absent
Mr. Matthew Ryan – Absent
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 – 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 June 7, 2012 by Mr. Schwinder, seconded by Councilwoman DiPaola, and carried.

CORRESPONDENCE:

Memo from Boswell Engineering – dated 7/17/12 – Re: Patel
New Jersey Planner – May / June 2012 edition

VOUCHERS:

\$100.96 – Morrison Mahoney – Re: Home for the Armenian Aged
125.16 – Morrison Mahoney – Re: Portscher
300.48 – Morrison Mahoney – Re: Marcazo
459.00 – Boswell Engineering – Re: MSH Management
459.00 – Boswell Engineering – Re: Northern Valley Developers
306.00 – Boswell Engineering – Re: Patel
12.29 – North Jersey Media Group – Re: June meeting cancellation
19.85 – North Jersey Media Group – Re: Portscher
19.85 – North Jersey Media Group – Re: Marcazo

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

TIMMERMAN & GILROY – 83 DYER AVENUE – RESOLUTION

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

Mayor Colina – yes
 Councilwoman DiPaola – yes
 Mr. Goursky – yes
 Mr. Schwinder – yes
 Mr. Todd – yes
 Chairman Orecchio – yes

MERIDA – 1 POWELL ROAD – NEW APPLICATION

Mrs. Merida was present, submitted proof of notice which was reviewed and deemed sufficient by Mr. Martin. Mrs. Merida stated the application is for the construction of a portico over the existing front steps of the home. The minimum front yard setback is 25 feet, and the existing front setback is 22.90 feet. Mrs. Merida further stated they are unable to use the front entrance in the winter due to the steps freezing, and the mailman cannot access the mailbox.

A motion was made to open public session by Councilwoman DiPaola, seconded Mr. Todd, and carried, with no comments.

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

A motion was made to approve the application by Mr. Schwinder, seconded by Councilwoman DiPaola, and carried. Roll call vote as follows:

Mr. Goursky – yes
 Mayor Colina – yes
 Mr. Todd – yes
 Councilwoman DiPaola – yes
 Mr. Schwinder – yes
 Chairman Orecchio – yes

Mr. Martin will prepare a Resolution for our next meeting. Mrs. Merida thanked the Board for their time and consideration.

PATEL – 136 DYER AVENUE – CONTINUED

Mr. Patel was present and his architect has not arrived. Mr. Tombalakian telephoned Mr. Cocoros who stated he was unaware of this meeting. Chairman Orecchio stated 2 sets of plans have been submitted, showing options A and B – this has been postponed a few times, and we carried to this meeting – our options are to carry to the next meeting, or vote on 1 of the 2 options submitted – neither of which have been presented to us. After Board discussion, Mr. Martin suggested Mr. Patel renote / republish in The Record for our next meeting, scheduled for August 16th, and submit one plan for review. Mr. Patel advised the Board he will withdraw the present application, and start from the beginning by submitting a plan to Zoning Official, Michael Sartori for review.

ANY BOARD MEMBER:

Councilwoman DiPaola stated the Governing Body is revisiting the Redevelopment Plan to possibly scale back the number of stories, and for this Board to review, once again, the Change of Tenancy applications, due to the recent opening of a business. Mr. Todd stated that any adjustments to the plan would void the current plan, opens the Borough up to public hearings, expenses, and review by Mr. Burgis – any new Ordinance would affect the plan. Mr. Tombalakian stated with the individual development in the Borough, there is an issue with shared parking – it must support the businesses and residents – especially with the potential widening of Kinderkamack Road – plans were submitted to the County in March and we haven't had a response. Councilman DiPaola suggested the Redevelopment Plan be reviewed the same time as our next Master Plan update. Mr. Schwinder stated our Redevelopment Plan encouraged mixed-use development and developers got a discount on the amount of parking spaces – this is where the problem may be. Mayor Colina suggested forming a subcommittee to meet of this Board, discuss their concerns, and bring their education / concerns to the Governing Body.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

A motion was made to adjourn the meeting by Mr. Schwinder, seconded by Mayor Colina, and carried.

Respectfully submitted,



Barbara Looney