



MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
JANUARY 17, 2013

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, January 17, 2013. 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.

At this time, newly appointed members – Mr. John DeThomasis and Mr. Matthew Ryan were given the Oath of Office by Board Attorney, Mr. Christopher Martin.

ROLL CALL:

Mr. Robert Adams – Present
Mr. Tom Callagee – Present
Mayor Carlos Colina – Present
Mr. John DeThomasis – Present
Mr. Gary Goursky – Absent
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Absent
Mr. Matthew Ryan – Present
Mr. Gary Schwinder – Present
Mr. Brian Todd – Present
Councilman Richard Worthington – Present
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Berge Tombalakian – 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 January 3, 2013 by Mr. Adams, seconded by Mr. Todd, and carried.

CORRESPONDENCE:

Thank you card from the Martin Family
New Jersey Planner – November / December edition

VOUCHERS:

\$300.00 – Borough of Emerson Trust – Re: Patel
20.79 – North Jersey Media Group – Re: Aramini
64.26 – North Jersey Media Group – Re: 2013 meeting dates

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

MACHINSKI – 228 PASCACK AVENUE – NEW APPLICATION

Mr. & Mrs. Machinski were present, submitted proof of notice which was reviewed and deemed sufficient by Mr. Martin. Mr. DeThomasis recused himself from the application, due to preparing the architectural drawings on behalf of the applicant. Mr. & Mrs. Machinski were sworn by Mr. Martin, and accepted as witnesses. Mr. Machinski stated the application before the Board is for the construction of a one story addition in the rear yard, with a second floor addition over the existing dwelling. Due to the unique shape of the property, the proposed rear yard set back will be 26 feet – 30.15 feet exists – where 35 feet is required.

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

A motion was made to close public session by Mr. Adams, seconded by Councilman Worthington, and carried.

A motion was made to approve the variance by Mr. Mr. Ryan, seconded by Mr. Schwinder, and carried, based on the applicant providing revised drawings.

Roll call vote as follows:

Mr. Adams – yes
 Councilman Worthington – yes
 Mayor Colina – yes
 Mr. Todd – yes
 Mr. Schwinder – yes
 Mr. Ryan – yes
 Chairman Orecchio – yes

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

ANY BOARD MEMBER:

Chairman Orecchio stated he has spoken to Mayor Colina and Councilman Worthington with regard to the Borough appointing a Planner in order for us to move forward with the proposed Zoning Changes submitted last December, and hopes a Planner will be appointed at an upcoming meeting of the Governing Body. Chairman Orecchio also stated we may also want to consider the height in the Redevelopment Zone being changed from 3 feet to 2 feet, and other zones may need to be reviewed to be in line with the Master Plan. Mr. Todd stated he and Chairman Orecchio were involved in the Redevelopment Plan process, and they would be more than happy to attend a meeting of the Governing Body to go over any of the proposed changes.

GOOD AND WELFARE:

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

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

ADJOURNMENT:

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Looney". The signature is written in black ink and is positioned above the printed name.

Barbara Looney