



MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
MARCH 1, 2012

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, March 1, 2012. Chairman Orecchio opened the meeting at 8:00 PM, and invited Mr. Schwinder 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 – Absent
Mayor Carlos Colina – Present
Councilwoman Danielle DiPaola – Absent
Mr. Gary Goursky – Present
Mr. Christopher Leins – Present
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Present
Mr. Matthew Ryan – Present
Mr. Gary Schwinder – Present
Mr. Brian Todd – Absent
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 February 16, 2012, as amended, by Mr. Schwinder, seconded by Mrs. Ortiz, and carried.

CORRESPONDENCE

- Memo from PSE&G – dated February 2012 – Re: Freshwater Wetlands permit
- Memo from County of Bergen – Department of Planning & Economic Development – dated 2/15/12 – Re: Onik & Ripsik
- Memo from County of Bergen – Office of the County Counsel – dated 2/16/12 – Re: Site plan approval prior to issuance of building permits &/or certificates of occupancy
- Site Plan Committee Report from Mr. Schwinder – dated 2/26/12 – Re: Brenner

VOUCHERS:

\$248.00 – New Jersey Planning Officials – Re: seminar 3/17/12
450.00 – Boswell Engineering – Re: Emerson Convalescent Center
600.00 – Boswell Engineering – Re: MSH Management
600.00 – Boswell Engineering – Re: Home for the Armenian Aged
97.67 – Dart Computer – Re: Replacement battery for laptop

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

SERVICE MASTER – CPP – 17 B PALISADE 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 Mr. Leins, and carried. Roll call vote as follows:

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

BRENNER – 75 PASCACK AVENUE – CONTINUED

Mr. and Mrs. Brenner were present. Chairman Orecchio stated the Site Plan Committee of Mr. Goursky, Mr. Schwinder, and Borough Engineer – Berge Tombalakian – met at the site on Tuesday, February 21st. Mr. Schwinder stated the home currently has a rear yard setback of 36.2 feet – R7.5 zone requires 35 feet, and the applicant is requesting relief of 29 feet of the rear yard setback to 6 feet in order to construct a 30 x 20 – 600 square foot – addition. We pointed out to Mr. Brenner that house footprint is measured from the extremities of the house – including overhangs and chimneys – the addition includes a one foot overhang, which would increase the relief to 30 feet. The Committee expressed their concern for the rear yard setback, even though Mrs. Georgatos, neighbor at 218 Hasbrouck Avenue, had no objection. Mr. Tombalakian discussed the need for a seepage pit and possible locations on the property.

At this time, Mr. Brenner submitted an amended site plan, which was entered and marked as Exhibit 4. Mr. Brenner stated the rear yard setback has been increased from 6 to 10 feet – making the addition 20 x 26 – 520 square feet – the fireplace will be projected into the room.

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

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

A motion was made to approve the application, based on a rear yard setback of 10 feet, along with other relief requested, by Mr. Schwinder, seconded by Mr. Goursky, and carried. Roll call vote as follows:

Mrs. Ortiz – yes
 Mr. Adams – yes
 Mayor Colina – yes
 Mr. Leins – yes
 Mr. Goursky – yes
 Mr. Schwinder – yes
 Chairman Orecchio – yes

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

ANY BOARD MEMBER:

Proposed Ordinance – fences, walls, arbors, and trellises – Chairman Orecchio stated this will be tabled until our next meeting, as Mr. Sartori may want to address this and a few more items.

GOOD AND WELFARE:

A motion was made to open public session by Mr. Schwinder, seconded by Mr. Leins, and carried.

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

ADJOURNMENT:

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

Respectfully submitted,



Barbara Looney