

**MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
March 5, 2020**

This meeting of the Emerson Land Use Board was held in the Municipal Building. Land Use Chairman Bischoff opened the meeting at 7:32 pm. In compliance with the Open Public Meeting Act, the Clerk has notified The Record and The Ridgewood News of this meeting and notice has been posted in the Municipal Building.

Pledge of Allegiance

Roll call was taken:

Mayor DiPaola	Absent
Stephanie Clark	Leave of Absence
Councilwoman Jill McGuire	Absent
Chairman Jeff Bischoff	Present
Vice-Chairman Gary Schwinder	Present
Don Pierro	Present
Mike Myers	Present
Bill Loschiavo	Present
Paul Hulburt	Present
Michael Timmerman	Present
Mike Cimino	Present
Andy Sarkisian	Present
Carl Carbo	Absent
Christopher Martin, LUB Attorney	Present
Caroline Reiter, Planner	Present
David Atkinson, LUB Engineer	Not Requested
Richard, Silvia, CCO/Zoning	Not Requested
Perry Solimando, DPW Interim Super.	Not Requested
Borough Administrator, Richard Hermansen	Not Requested
Marie Shust, Secretary	Present

Chairman Bischoff asked if there were any comments or changes for the minutes of the meeting of February 6th. Hearing none he asked for a motion to approve and publish the minutes, which was made by Mr. Myers, second by Mr. Cimino, by roll call vote all were in favor. Mr. Carbo, Mr. Timmerman and Mr. Sarkisian were not eligible as they were not in attendance at the meeting.

Correspondence, Vouchers:

Chairman Bischoff read correspondence which had been received since the last meeting; there was a copy of a letter from the CFO, to the applicants for 9A Ackerman Ave, requesting additional Escrow funds due to the various additional entities that had been consulted for this application.

An email from Paras and Paras, requesting information for specification for 55+ communities and apartments as they are doing a feasibility study in Washington Township and surrounding areas.

The CFO confirmed that the applicant for 52 Granger Rd. had a balance of \$ 500 in their Escrow account.

Ms. Shust was asked to read any vouchers

Purchase Orders, March 5, 2020

21-Feb	20-00288	Maietti	Maietti Residence, Excrow Refund	\$	498.80
21-Feb	20-00290	Statile	General Planning Services	\$	1,800.00
2-Mar	20-00324	Morrison Mahoney	General Matters Emerson LUB Legal Services, Emerson	\$	1,550.00
27-Feb	20-0314	Morrison Mahoney	Redevelopment	\$	1,118.00
				\$	4,966.80

Mr. Myers made a motion to approve the vouchers for payment, second was offered by Mr. Pierro, Chairman Bischoff, Vice Chairman Schwinder, Mr. Loschiavo, Mr. Myers, Mr. Cimino, Mr. Hulbert, Mr. Pierro, Mr. Timmerman and Mr. Sarkisian voted aye.

Resolutions:

Fuhrman Residence
52 Granger Rd, Block 124, Lot 16
Rear setback variance due to deck addition

Chairman Bischoff asked if there were any questions or comments on the Resolution for the deck addition to the Fuhrman residence. Hearing none, he asked for a motion to approve the Resolution, which was made by Mr. Myers, Mr. Loschiavo offered the second. Chairman Bischoff, Vice Chairman Schwinder, Mr. Loschiavo, Mr. Myers, Mr. Hulbert, Pierro, Mr. Cimino voted yes. Mr. Timmerman and Mr. Sarkisian were not present when the application was heard, therefore were not eligible to vote on the Resolution.

APPLICATIONS:

There were no applications to be heard at this meeting.

BOARD BUSINESS:

Permitted Use Update:

Chairman Bischoff advised the Board that the master Plan Committee was working closely with the Planner, Caroline Reiter, to update the permitted uses and would have a final version at the meeting of March 19th.

Mr. Myers added that not only were new uses being added, but defunct businesses were being deleted.

New Committee:

Chairman Bischoff told the Board that an additional sub-committee had been created to be sure the applications after being heard, were completed in accordance with the approved variances. The members are Chairman Bischoff, Mr. Pierro and Mr. Myers.

PUBLIC COMMENT:

Vice Chairman made a motion to open the meeting for public comments, a second was offered by Mr. Pierro, all were in favor.

Ms. Susan Gibbons of 115 Ackerman Ave approached the podium. She asked about the request for additional Escrow Funds from the applicants for 9A Ackerman Ave. Chairman Bischoff replied that insufficient Escrow had been deposited when the application had been filed and it needs to be brought up to the correct amount of \$3,000.00 before the application can be heard

Seeing no other hands, Chairman Bischoff asked for a motion to close the floor to the public, which was made by Vice Chairman Schwinder, second by Mr. Pierro, all were in favor.

ANY BOARD MEMBER:

When asked if there was any Good or Welfare, events or projects to be discussed, Mr. Cimino advised the Board about the Beef Steak dinner at the firehouse on April 25th, the cost is \$ 40.00 per person, RSVP to 201-376-9984

Chairman Bischoff reminded all present to be vigilant about the Coronavirus. Wash/sanitize hands regularly. As of that evening there were two reported hospitalized cases in Bergen County, one in HUMC, one in Holy Name.

Since there was no other business to discuss, Chairman Bischoff asked for a motion to adjourn the meeting, which was made by Vice Chairman Schwinder, second by Mr. Hulbert, all were in favor.

The meeting was adjourned at 7:46 pm.
Respectfully submitted,

M. Marie Shust
Board Secretary