

**MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
July 9, 2020**

This meeting of the Emerson Land Use Board was held on "Gotomeeting." Land Use Chairman Bischoff opened the meeting at 7:30pm. 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.

Roll call was taken:

Mayor DiPaola	Absent
Stephanie Clark	Absent
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	Absent
Andy Sarkisian	Present
Carl Carbo	Present
Christopher Martin, LUB Attorney	Absent
Neil Tortora, LUB Attorney	Present
Caroline Reiter, Planner	Not Requested
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 June 18th. Hearing none he asked for a motion to approve and publish the minutes, which was made by Vice-Chairman Schwinder, second by Mr. Hulbert, by roll call vote all were in favor

Correspondence, Vouchers:

Ms. Shust advised the Board that Mr. Carbo had received his Certificate of Completion for the mandatory class, which was displayed.

Since the Mayor and Councilwoman were not present at the meeting, all vouchers were read as one item.

July 7	20-00874	North Jersey Media	Shah Resolution	\$ 85.50
July 7	20-00874	North Jersey Media	Trinity Rehab Resolution	\$ 59.85
July 7	20-00874	North Jersey Media	Fringuello Resolution	\$ 44.65
July 7	20-00874	North Jersey Media	Monchino Resolution	\$ 47.50
Jun 28	20-00848	Morrison Mahoney	Costantini Resolution	\$193.50
Jun25	20-00837	Marie Shust	Reimburse Postage	\$ 7.20
Jul 9	20-00905	Neglia Eng	Zozarro Res. 178 Colonial Rd	\$247.50
Jul 9	20-00905	Neglia Eng	Emerson Station, June Review	\$300.00
			Total	\$ 985.70

Vice Chairman Schwinder made a motion to approve the vouchers for payment, second was offered by Mr., Pierro. By roll call vote, all were in favor.

RESOLUTIONS:

MASTER PLAN:

Resolution to adopt the Planner's Re-examination Report and Amendment to the Master Plan.

The Chairman asked if there were any questions or comments regarding the Resolution, hearing none he asked for a motion. Vice Chairman Schwinder made a motion to approve the Resolution and recommend the Amendment to the Governing Body. Second was offered by Mr. Pierro. Chairman Bischoff, Vice Chairman Schwinder, Mr. Loschiavo, Mr. Myers, Mr. Hulburt, Mr. Pierro, Mr. Timmerman, Mr. Carbo and Mr. Sarkisian voted yes.

Chairman Bischoff thanked the sub-committee for their input and work during the Re-examination process.

KARATHOMAS RESIDENCE:

132 Hasbrouck Ave, Block 407, Lot 6. Fence height variance.

The Chairman asked if there were any questions or comments, Vice Chairman Schwinder asked if the drawings had been submitted to the Police Dept. Mrs. Karathomas said she was told the report was sent to the Building Dept. Ms. Shust was instructed to follow up.

Since there were no other comments Vice Chairman Schwinder made a motion to approve the Resolution, second was offered by Mr. Timmerman. Chairman Bischoff, Vice Chairman Schwinder, Mr. Loschiavo, Mr. Myers, Mr. Hulburt, Mr. Pierro, Mr. Timmerman, Mr. Carbo and Mr. Sarkisian voted yes.

APPLICATIONS:

Baxter Residence:

84 Demarest Ave, Block 513, Lot 7, Fence height variance, corner property.

Jonathan Reinecke and Katherine Baxter introduced themselves to the Board as the legal owners of 84 Demarest Ave, which is on the corner of Prospect. Mr. Reinecke said their property is quite large and is bounded in the rear by the golf course. He said they have two small children, and would like to be sure the children are safe in the yard, which is the reason for the fence request.

Chairman Bischoff asked what type of fence and was told it would be white PVC. The Chairman asked if the proposed fence would be a detriment to the neighborhood, Mr. Reinecke replied no, that the street was fairly quiet, but there were some fast drivers travelling through the street. Mr. Reinecke continued that the Police had been advised several times about the speed of the vehicles in the neighborhood.

The Chairman asked the Board if there were any questions. Mr. Carbo thought the fence was a good idea for the protection of their children, as did Mr. Sarkisian. Mr. Loschiavo wanted to be sure there were no sight line problems, and was told the fence would be set back approximately 70 feet from the street. Ms. Shust advised the Board that the plans had been sent to the Police Dept. but she had not received a reply to date. There were no other comments. The Chair asked for a motion to open the floor to the public on this matter only, which was made by Mr. Timmerman, second was offered by Vice Chairman Schwinder, all were in favor. Seeing no hands from the public, Mr. Hulburt made a motion to close the floor to the public, second was offered by Vice Chairman Schwinder, all were in favor.

Mr. Pierro made a motion to approve the application for a fence height variance, second was offered by Vice Chairman Schwinder. Chairman Bischoff, Vice Chairman Schwinder, Mr. Loschiavo, Mr. Myers, Mr. Hulburt, Mr. Pierro, Mr. Timmerman, Mr. Carbo and Mr. Sarkisian voted yes.

Chairman Bischoff told Mr. Reinecke and Ms. Baxter that he would authorize the Building Dept. to issue a permit as the next meeting of the Land Use Board was not until August, and he did not want them to wait that long to apply for a permit and install their fence.

Vice Chairman Schwinder made a motion to open the floor to the public on any matter, second was offered by Mr. Pierro, all were in favor. Seeing no hands, Vice Chairman Schwinder made a motion to close the floor to the public, second was offered by Mr. Loschiavo, all were in favor.

The Chair asked if there was any Board Business. Mr. Sarkisian inquired about the completion of the paving being done. The Chair replied they would return to those streets that had been prepared in a week or so, as the bed as to settle before the asphalt is laid.

Since there was no further business, the Chair asked for a motion to adjourn the meeting which was made by Vice Chairman Schwinder, second was offered by Mr. Pierro, all were in favor.

The meeting was adjourned at 7:54 pm.
Respectfully submitted,

M. Marie Shust
Board Secretary