

**MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
NOVEMBER 9, 2017**

This meeting of the Emerson Land Use Board was held in the Municipal Building. Vice-Chairman Goursky opened the meeting at 8:15PM. 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:

Robert Adams	Present
Thomas Callagee	Absent
Michael DeOrio	Absent
Gary Goursky	Present
Louis Lamatina, Mayor	Present
Evan Kutzin	Present
Steven Malone	Present
Doug McKendry	Absent
Norman Rieger	Absent
Thomas Sudano	Absent
Gerry Falotico, Councilman	Present
Gary Schwinder, Chairman	Absent
Christopher Martin, LUB Attorney	Present
Gary Ascolese, MLUB Engineer	Present
Bridgette Bogart, Borough Planner	Absent
Michael Sartori, CCO/Zoning	Not Requested
Perry Solimando, DPW Interim Super.	Not Requested
Robert Hoffmann, Borough Admin.	Not Requested
Marie Shust, Interim Secretary	Present

Mr. Goursky asked if there were any comments on the minutes of October 26th meeting, hearing none he asked for a motion to accept the minutes, which was made by Mayor Lamatina, second by Mr. Malone. All were in favor. The minutes were approved.

Mr. Goursky presented Alban Bresa with a Certificate of Completion for classes offered by the NJ Planning Board.

Since there was no other correspondence, Mr. Goursky asked Ms. Shust to read the vouchers:

Vouchers 9-Nov-17

10/30/2017	17-01784	Shust	Land Use meeting 9/28	\$ 150.00
10/24/2017	17-01756	NJ Planning Officials	2018 Class A Dues	\$ 325.00
11/6/2017	17-01822	Boswell	39-41 Chestnut - Rich's Auto	\$ 158.00
11/6/2017	17-01822	Boswell	187 Randolph Ave.	\$ 152.00
11/8/2017	17-0842	Boswell	17b Palisade	\$ 179.90
				\$ 964.90

Mr. Goursky asked for a motion to approve the vouchers, which was given by Mr. Kutzin, seconded by Mr. Malone, all were in favor.

APPLICATION: Ziembra residence 9 Lee Court, Block 801.03 Lot 1 Front yard set back and impervious coverage variances for home addition.

Mr. Goursky asked for Tracey Ziembra to approach the podium to present their application. Mr. Martin reviewed their notices, which he approved. Ms. Ziembra then stated that they were seeking variances for front yard setback of 21.5 ft. instead of the current preexisting 24.99 ft. and for impervious coverage of 17.6% rather than 15%.

She stated that the existing pervious rear patio would be removed and the 300 sq. ft. addition would increase the impervious area to 17.6%.

Mr. Ascolese provided photos for the Board showing the existing conditions. Mr. Goursky asked Mrs. Ziembra if the pool and rear fence would remain, to which he received a yes reply.

Mr. Goursky asked if the corrected plans were dated, to which Mr. Ascolese replied there was no revised date. He said the original plans had been missing some of the dimensions and the required information had been noted on the plans.

Mr. Ascolese stated that he had been in touch with their architect and advised them that a seepage pit is required, and if the Board approves the application, the requirement should be a part of the Resolution. Mr. Goursky asked Ms. Ziembra if she was aware of the requirement to which she replied yes, her architect had advised her of the requirement.

Mr. Ascolese told the Board that he had received a copy of the survey, which shows there are only two houses on the block in the borough of Emerson. There is one additional home which is in Westwood. The street is a cul-de-sac, and the Ziembra property is on the corner

Mr. Adams asked for confirmation on the side yard setback as his calculations show a foot missing. Mr. Ascolese explained that the architect had included the 12 inch overhang when configuring distances, as shown on page two of the drawings. Mr. Ascolese also noted that the architect had included the dimensions of the chimney/fireplace in his calculations.

Mr. Goursky asked about the location of the HVAC units, and was told they were on the opposite side of the addition.

Mr. Goursky asked the Board if there were any other questions, hearing none he asked for a motion in regard to the application. Mayor Lamatina made a motion to accept the application with the seepage pit requirement included, seconded by Mr. Adams. Mr. Adams, Mr. Bresa, Mr. Goursky, Mr. Kutzin, Mr. Malone, Councilman Falotico, Mayor Lamatina were in favor. The application was approved.

Mr. Goursky then asked for a motion to open the floor to the public which was made by Mr. Adams, second by Mayor Lamatina, all were in favor, seeing no hands, Mr. Goursky asked for a motion to close the floor, which was made by Mayor Lamatina, second by Mr. Adams, all were in favor., The floor was closed to the public.

Mr. Goursky then asked if there were any comments from the Board. Mayor Lamatina told the Board he had attended a Mayor's meeting this week and was advised by Robert Esposito that there was grant money which had not been allocated and was still available for applicants. Mayor Lamatina immediately contacted Mr. Robert Hoffman, and together with Mr. Ascolese, an application for \$100,000.00 was filed the next day. The grant money will be used to make improvements to the drainage systems. This money is in addition to the previously filed application for \$40,000.

The Mayor also stated that they were near a settlement with the Fair Housing Court Master, and hopes to have the matter closed shortly.

The Mayor then mentioned the progress on the golf course. He stated the County was purchasing the course, leaving it as a County Course, which would mean no development around the course. He stated that the course would be closed for a period, while the County made improvements of approximately 1.3 million dollars.

The County would be selling the liquor license. The Mayor stated he was glad to have attended the Mayor's meetings as he had gained knowledge about the grant and other activities in the area.

Mr. Goursky asked Ms. Shust about the next meeting. The next meeting is scheduled for December 7th and there were two applications being presented, 166 Palisade Ave., minor sub-division, and 109 Linwood Ave, 10 unit residential construction.

Mr. Ascolese wanted the Board to be aware that Trancontinental gasline is going to increase the supply volume, but currently has no plans to change the piping. He is concerned as it is close to several neighborhoods, not in the middle of the street, but close to homes. He wants the Board to go on line and review the plans, and submit comments. Mr. Ascolese said Boswell Engineering is surveying the infrastructure and its proximity to so many homes, not only in Emerson, but surrounding towns. He said the lines have been in the ground for 50 years. He will be keeping an eye on the progress and safety. He mentioned that the Emerson website has a link to the detailed maps.

Councilman Falotico stated there were detailed maps in the Administrative Office.

Mr. Kutzin stated he had seen the notice in the papers, but could not find any details and thanked Mr. Ascolese and Councilman Falotico for the information.

Mayor Lamatina asked Councilman Falotico about his meeting with NJ Transit. Councilman replied that he was told it was not feasible to move the platform further north. Mr. Ascolese stated that during his conference call with NJ Transit he inquired about reducing the warning time, as he believes 6 minutes is too long. He is working with the Dept. of Transportation as well.

Mr. Ascolese stated that the speed predictors were not installed in the Westwood area, even though we had been billed for the work. The County agrees tweaks are necessary for the smooth flow of traffic and will assist in reducing from 44 seconds to 28 seconds.

Mr. Martin stated it is similar to the classic look back we include in many of our applications.

Mayor Lamatina then stated that he had been reviewing the traffic flow, particularly on Lincoln Blvd, now that the Westwood road work was completed, and did see a reduction in traffic jams. He wanted to know if there were any tweaks for Linwood Ave.; Mr. Ascolese replied that it was being worked on, as well as traffic flow during school dismissal hours. Mr. Kutzin stated that the lines on Linwood Ave are quite lengthy in the morning, especially near the 8:21 am train. It could take ten minutes to exit from Linwood Ave to Kinderkamack Rd. south.

Mr. Ascolese said there was a difficult balance to adjust traffic on Linwood and Kinderkamack, as well as the left turn from Ackerman. Mayor Lamatina also mentioned that the increase in the platform would be a violation of the ADA.

Mr. Goursky asked if there were any other comments or business. Hearing none he asked for a motion to adjourn the meeting, which was made by Mayor Lamatina and seconded by Mr. Adams, all were in favor.

The meeting was adjourned at 8:45 pm.

Respectfully submitted
Marie Shust
Interim Board Secretary