

**BOROUGH OF EMERSON
MUNICIPAL LAND USE BOARD
AGENDA
THURSDAY, OCTOBER 3, 2013
EMERSON BOROUGH HALL
COUNCIL CHAMBERS
8:00 P.M.**

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Minutes**
4. **Correspondence**
5. **Vouchers**
6. **RESOLUTION - Becker, James and Lori – 35 Birch Street
Block 402, Lot 1.02 – Bulk Variance required because exceeding
maximum driveway width**
7. **RESOLUTION – Ghougas - 215 Ackerman Avenue – addition
Block 507, Lot 2 - Use Variance required for: expansion of the footprint**
8. **RESOLUTION - Northern Valley Developers – New Home
143 Jefferson Avenue, Block 309, Lot 1.03
Lot width, lot area, rear setback and total side yard variances required**
9. **CONTINUED – Emerson Real Estate Emerson Golf Club –
Palisades Avenue – Use and Related Variances –
TRAFFIC EXPERT TESTIMONY ONLY**
10. **NEW APPLICATION –Elm Terrace, LLC - 82 Locust Avenue –
Minor Subdivision - Block 42, Lots 7-10
Lot width variance required for Lot 7**
11. **Any Board Member**
12. **Good and Welfare**
13. **Adjournment**