

**MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
Sept. 20, 2018**

This meeting of the Emerson Land Use Board was held in the Municipal Building. Acting Chairman Alban Bresa opened the meeting at 8:15 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:

Robert Adams	Absent
Alban Bresa	Present
Mike Cimino	Present
Tom Carlos	Absent
Michael DeOrio	Absent
Gary Goursky	Absent
Louis Lamatina, Mayor	Present
Evan Kutzin	Absent
Steven Malone	Present – Arrived at 8:18pm
Doug McKendry	Present
Norman Rieger	Absent
Thomas Sudano	Absent
Gerry Falotico, Councilman	Present
Gary Schwinder, Chairman	Absent
Christopher Martin, LUB Attorney	Present
Gary Ascolese, LUB Engineer	Present
Bridgette Bogart, Borough Planner	Not Requested
Michael Sartori, CCO/Zoning	Not Requested
Perry Solimando, DPW Super.	Not Requested
Robert Hoffmann, Borough Admin.	Not Requested
Marie Shust, Secretary	Absent
Coleen Goddel, Acting Secretary	Present

Acting Chairman Bresa asked the Board if there were any comments or corrections on the minutes of the meeting of September 6th, hearing none he asked for a motion to accept the minutes, which was made by Councilman Falotico, second was made by Mr. Cimino, all were in favor. The minutes were accepted.

Ms. Goddel then read the vouchers.

20-Sep-18

Land Use Vouchers

6-Sept	18-01387	Brigette, Bogart Plan	Valero – 161 Kinderkamack	\$ 952.50
6-Sept	18-01387	Brigette, Bogart Plan	Wendy's – 411 Old Hook Road	\$ 2,287.50
10-Sept	18-01399	Boswell Eng, Inc	73 Sullivan Drive	\$ 231.00
10-Sept	18-01399	Boswell Eng, Inc	411 Old Hook Road	\$ 790.00
10-Sept	18-01399	Boswell Eng, Inc	161 Kinderkamack Rd	\$ 790.00
10-Sept	18-01399	Boswell Eng, Inc	90 Jefferson Avenue	\$ 231.00
			TOTAL	\$ 5,282.00

Acting Chairman Bresa asked if there were any comments or questions about the vouchers. Hearing none he asked for a motion to approve the vouchers, which was made by Councilman Falotico, second was offered by Mr. Bresa, all were in favor. The vouchers were approved for payment.

Board Business:

Applications:

**Chow Wow Resorts, LLC,
Emerson Shopping Plaza
473 Old Hook Road
Block 1301, Lot 1.01
Use Variance, Parking Variance**

Mr. Martin announces that the application for Chow Wow Resorts, LLC has been carried to the meeting of October 4th with no further notice required. The announcement is being made tonight without any prejudice of decision, time or any other aspects of the board's decision-making process.

Open to the Public:

Acting Chairman Bresa asked for a motion to open the meeting to the public, which was made by Mayor Lamatina, second by Mr. Cimino, all were in favor.

Seeing no hands, Acting Chairman Bresa made a motion to close the meeting to the public, which was made by Mayor Lamatina, second by Mr. Cimino, all were in favor.

Mr. Martin asked if there were any matters the Board members would like to discuss including welfare. Mr. Malone entered the meeting at 8:18 pm. Mayor Lamatina sadly reports that Mr. Goursky's son Michael had passed away on Sunday, at age 26. Please reach out to Mr. Goursky and let him know that we are here for him.

Mr. Ascolese asked when the Valero application revised plan comes in and has a different date how does that get memorialized into the resolution? Mr. Martin said that Mr. Huntington, Mr. Ascolese and Ms. Bogart has the rough draft and we are just waiting for Mr. Huntington and that is why it is not on the agenda tonight. Mr. Martin said he would like to forward to Mr. Huntington to get to his engineer unless you feel comfortable contacting him. Mr. Ascolese answered that he would contact him. Mr. Ascolese said he would get the revised drawings and incorporate the new revision date into the resolution. Mr. Martin said that he would talk to Lena and tell her not to finalize the resolution until she talks to him.

Mr. Ascolese said that a revised plan for Wendy's is coming and there is a meeting with the Bergen County Planning Board next Wednesday to go over some issues. They took a lot of the concerns to heart and they modified the access significantly. Mr. Martin stated that there are a few interested parties for this application and the Chow Wow application.

Mayor Lamatina mentioned that he and Gary went to Starbucks after last week's meeting and there is a lack of any traffic control devices. He said that he has the information on the property owner and that the property manager cut the branches that were covering the stop signs. There was a discussion about the owner contact information and how they needed the consent of Stop and Shop. Mr. Ascolese said he would forward the names to Borough Administrator, Bob Hoffmann. There was a discussion of the safety of that parking lot.

Mr. McKendry inquired if Westwood would have a vote for the Wendy's application. Mr. Martin explained that only the Board would have a vote for the application. But Westwood residents certainly have an

interest and they may take an affirmative step to intervene as an entity of interest and not just the people in the community. There was a discussion on how the process would work if Westwood were to bring in professionals to assist. Mr. Martin explained that there would be more evidence for the board to consider if that were to happen.

Acting Chairman Bresa asked for a motion to adjourn the meeting, which was made by Mayor Lamatina, second by Mr. McKendry, all were in favor. The meeting was adjourned at 8:25 pm.

Respectfully submitted,
Coleen Goddel
Substitute Board Secretary