

**LAND USE BOARD OF THE BOROUGH OF EMERSON**  
**September 3, 2020, 7:30 PM**

***THIS WILL BE A VIRTUAL ONLINE PUBLIC MEETING***

For the duration of the Coronavirus Health Emergency, Borough Hall is closed to the public and meetings are held with participants at remote locations, connecting to conferencing software provided by

In the alternative, if you cannot join the live meeting remotely for any reason, you may contact Marie Shust, the Land Use Board Secretary at 201-262-6086, or via email at [boardsec@emersonnj.org](mailto:boardsec@emersonnj.org).

This meeting of the Emerson Municipal Land Use Board is being held in compliance with -the Open Public Meeting Act. The Borough Clerk has notified The Record and The Ridgewood News of this meeting and notice has been posted in the Municipal Office.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time.

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/746753277>

**You can also dial in using your phone.**

United States: [+1 \(646\) 749-3122](tel:+16467493122)      **Access Code:** 746-753-277

**ROLL CALL:**

**Approval of the minutes of the meeting of August 20, 2020**

**Vouchers, Correspondence and Communications**

**APPLICATIONS:**

None

**RESOLUTIONS:**

**Verrico Residence**, 50 Lexington Ave, Block 1010, Lot 4 Install 6 ft. fence on corner property

**Stathakis residence**, 55 Dyer St, Block 53, Lot 6.01 Remove existing patio, build a deck. Pre-existing side yard variance. New rear yard set back variance, Exceeds maximum building coverage.

**BOARD BUSINESS:**

Resolution for Board Professional Legal Services

**OPEN TO THE PUBLIC:**

**ANY BOARD MEMBER:**

**GOOD AND WELFARE:**

**ADJOURNMENT:**