

**MUNICIPAL LAND USE BOARD MINUTES
BOROUGH OF EMERSON
February 6, 2020**

This meeting of the Emerson Land Use Board was held in the Municipal Building. Land Use Chairman Bischoff opened the meeting at 7:35 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 was taken:

Mayor DiPaola	Absent
Stephanie Clark	Leave of Absence
Councilwoman Jill McGuire	Present
Chairman Jeff Bischoff	Present
Vice-Chairman Gary Schwinder	Present
Don Pierro	Absent
Mike Myers	Present
Bill Loschiavo	Present
Paul Hulburt	Absent
Michael Timmerman	Present
Mike Cimino	Present
Andy Sarkisian	Present
Carl Carbo	Present
Christopher Martin, LUB Attorney	Present
Caroline Reiter, Planner	Present
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 in the minutes of the Reorganizational meeting January 9, 2020. Hearing none, he asked for a motion to approve and publish the minutes, which was made by Mr. Myers, second by Mr. Loschiavo, by roll call vote all were in favor. Mr. Carbo was not eligible as he was not in attendance at the meeting.

Chairman Bischoff asked if there were any comments or changes for the minutes of the regular meeting of January 9th. Hearing none he asked for a motion to approve and publish the minutes, which was made by Mr. Myers, second by Mr. Cimino, by roll call vote all were in favor. Mr. Carbo was not eligible as he was not in attendance at the meeting.

Correspondence, Vouchers:

Ms. Shust was asked to read the vouchers which do not pertain to the redevelopment project:

Vouchers 6-Feb-20

17-Jan	20-00101	Morrison Mahoney	Maddolin Res, 90 Hartland	\$	273.00
24-Jan	20-00144	Christopher Statile	General Planning Services	\$	900.00
21-Jan	20-00120	Morrison Mahoney	General Legal Services	\$	1,005.00
10-Jan	20-00055	North Jersey Media	Notice Yeh/Su, 221 Palisade	\$	27.28
19-Jan	20-00090	North Jersey Media	Notice Berens Res, 2 Hartland	\$	129.50

24-Jan	20-00141	North Jersey Media	Notice LUB calendar of meetings	\$	28.05
21-Jan	20-00103	North Jersey Media	Notice Maddolin Res, 90 Hartland	\$	102.30
21-Jan	20-00102	North Jersey Media	Notice Maietti Res, 5 Munsey Rd.	\$	123.20
30-Jan	20-00188	Morrison Mahoney	Ling/Su Res. 221 Palisade	\$	651.00
				\$	3,239.33

Vice Chairman Schwinder made a motion to approve the vouchers for payment, second was made by Councilwoman McGuire, by roll call vote all were in favor. Mr. Carbo was not eligible to vote.

Ms. Shust was asked to read any vouchers that related to the redevelopment of Block 419:

Vouchers	6-Feb-20				
14-Jan	20-00087	Neglia Eng.	Emerson Station Engineering	\$	2,805.00
21-Jan	20-00104	Christopher Statile	Emerson Station Planning	\$	1,200.00
17-Jan	20-00101	Morrison Mahoney	Emerson Redevelopers	\$	1,491.00
				\$	5,496.00

Vice Chairman Schwinder made a motion to approve the vouchers for payment, second was offered by Mr. Timmerman, Chairman Bischoff, Vice Chairman Schwinder, Mr. Loschiavo, Mr. Myers, Mr. Cimino, Mr. Timmerman and Mr. Sarkisian voted aye. Councilwoman McGuire abstained. Mr. Carbo was not eligible.

Land Use Board Sub-committees:

Chairman Bischoff advised the Board there were three sub-committees he wanted set up: Master Plan Committee, Site Plan Committee and Sub-division committee.

Mr. Martin explained to the Board that the Master Plan was an important committee to oversee the project and report to the Board. The Site Plan committee would have to review sites prior to the applicant appearing before the Board. Chairman Bischoff told the Board he had been doing this. The Sub-Division committee would review any large properties in the Borough to be sure they qualify to be broken down.

There are usually three (3) members on each committee.

Chairman Bischoff asked if there were any volunteers, and which committee they would like to work on

Mr. Myers and Chairman Bischoff volunteered for the Master Plan Committee. Chairman Bischoff appointed Mr. Pierro as a member.

Mr. Loschiavo, Vice-Chairman Schwinder and Mr. Timmerman volunteered for the Site Plan committee.

Vice Chairman Schwinder, Mr. Cimino and Mr. Sarkisian volunteered for the Sub-division committee.

APPLICATIONS:

Mr. Martin told the Board that the application was moved to March 5 at the request of the Board Chairman.

BOARD BUSINESS:

Chairman Bischoff turned the meeting over to Ms. Reiter of Statile Planning to discuss and review the proposed changes to the Permitted Uses in the non-residential zones.

Ms. Reiter passed out a sheet with some of her recommendations. Chairman Bischoff told the Board that due to the changes in the landscape of businesses and the danger to our brick and mortar stores, the permitted uses have to be updated to help insure minimal vacancies in our non-residential zones.

Ms. Reiter reviewed the background, previous changes to the zones and to the Master Plan. She continued that the Master Plan needs to be reviewed every ten years, but there is no regulation that says it cannot be reviewed sooner. She told the Board that the Governing Body had requested a complete review of all zones, not just the RC Zone that had originally been requested by the Land Use Board.

Ms. Reiter said that in 2017 there were some changes to the IM Zone, but not to others. She said stores were closing due to many reasons, in particular, internet retail. She emphasized there are many experiential businesses that cannot be done over the internet. These are the business that should be included as permitted uses.

Some of the suggestions include Medical/Dental/Professional office, Labs, Xrays, and Therapy (which is a growing field).

Councilwoman McGuire wanted to know if Adult Day Care would be included. Chairman Bischoff thought some entertainment venues should be included

Vice Chairman Schwinder reminded the members that the Board determines parking per square footage. He continued that Emerson Plaza East has a parking-share policy, where businesses can use the residential parking areas, during the day, and if necessary residents use the commercial spaces after hours.

Ms. Reiter stated that shopping centers require a minimum of 6 acres, therefore parking is not usually a problem.

Mr. Sarkisian told the Board that if parking is restricted so are the businesses. Vice Chairman Schwinder mentioned block 419. Ms. Reiter said that Block 419 is part of the CBD.

Ms. Reiter said there are four (4) homes on Kinderkamack Rd that are both residential and commercial. Mr. Martin said the back of those homes enters in to the IM zone of Bland St. Vice Chairman Schwinder told the board there was terrible parking in that area Chairman Bischoff said it is only going to get worse. He said that in that area there is no expansion for parking and increase business would only worsen the problem. Chairman Schwinder said the area is high in traffic and low in parking, Ms. Reiter said there were many issues for the area, right of Way parking, maintenance issues, and Quality of Life issues. All need to be addressed.

Mr. Martin mentioned American Dream in the Meadowlands, where, at the moment, it is 55% entertainment and 45% retail. Parking is not a problem during the week, but weekends are a different story. The various entertainment venues draw a large crowd for the weekends.

Ms. Reiter said some of the entertainment venues that could be brought to Emerson would include a bowling alley; Life style venues could include pet day care. Chairman Bischoff mentioned that all of these industries create after school jobs for the youth of the Borough. Chairman Bischoff told the members that Blairstown has permitted a pet cemetery, which is very successful.

Ms. Reiter returned to the four homes on Kinderkamack Rd., Chairman Bischoff told her the Kinderkamack Rd side is RC zone and the back yard is IM zone.

Ms. Reiter suggested lounges, clubs, lodges, Mr. Myers wanted to be sure the impact on the Borough of these uses is thoroughly researched.

Vice Chairman Schwinder suggested, billiards, sports/entertainment such as pottery, businesses such as the wine and paint parties,

Chairman Bischoff suggested that the members review the list, offer suggestions as to additional uses, or perhaps eliminate some.

Ms. Reiter told the Board that she needs to publicize ten days prior to the meeting where the recommendations would be approved and sent to the Governing Body. She would like to schedule a first draft on March 5th and a final on March 19th. She also needs to meet with Mayor DiPaola to review.

Chairman Bischoff asked for a motion to open the floor to the public for discussion on this matter only, which was made by Vice Chairman Schwinder, second by Councilwoman McGuire. Seeing no hands, Vice chairman Schwinder made a motion to close the floor, second by Mr. Myers all were in favor.

Vice Chairman Schwinder then made a motion to open the floor to the public on any subject, second by Mr. Myers, all were in favor. Seeing no hands, Vice Chairman Schwinder made a motion to close the floor, second by Mr. Cimino, all were in favor.

Chairman Bischoff asked if there was any comment from any Board member. Mr. Cimino said they were planning the Easter Egg hunt, at which time there would also be a pancake breakfast.

Councilwoman McGuire said the Historic committee was working toward a determination of Borough Hall as a Historic site. She would keep the Board advised as to status.

Seeing no other hands, Chairman Bischoff asked for a motion to adjourn the meeting, which was made by Vice Chairman Schwinder, second by Mr. Carbo, all were in favor.

The meeting was adjourned at 8:35 pm.
Respectfully submitted,

M. Marie Shust
Board Secretary