

**MUNICIPAL LAND USE BOARD  
MINUTES  
EMERSON, NEW JERSEY  
MAY 16, 2013**

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, May 16, 2013. Chairman Orecchio opened the meeting at 8:00 p.m. In compliance with the Open Public Meetings Act, the Clerk has notified all officially published newspapers of this meeting, and notice has been posted in the Municipal Building. In the case of a fire, please follow the Fire Exit signs above the doors to your right and left in the Council Chambers, and exit calmly.

**Pledge of Allegiance**

**Roll Call:**

Robert Adams	Present
Thomas Callagee	Absent
Carlos Colina, Mayor	Present
John DeThomasis	Present
Gary Goursky	Present
Mark Orecchio, Chairman	Present
Germaine Ortiz	Absent
Matthew Ryan	Present
Gary Schwinder	Present
Brian Todd	Present
Neil Tortora	Present
Richard Worthington, Council	Present
Christopher Martin, Attorney	Absent
Berge Tombalakian, Engineer	Not Requested
Brigette Bogard, Planner	Not Requested
Michael Sartori, CCO/Zoning	Not Requested
Joseph Solimando, DPW	Not Requested
Kathy Rizza, Secretary	Present

It was announced by the Chairman that the **Emerson Golf Club** will not be present at this meeting and may not be ready to appear again before this Board until the fall. Notice may have to be given again, especially if new variances are requested. Mr. Todd made a motion to extend the time limits on this application. This motion was seconded by Mr. Goursky with all members present voting in favor.

**Minutes:**

Not available for approval as of yet.

**Correspondence:**

- 1- A memo was received from the Police Department on the 17 Chestnut Street application dated 4-30-13.
- 2- A letter from the County dated 2-25-13 was received regarding the withdrawal of the application at Block 419, lots 5 and 7.
- 3- A copy of a letter from the County to Attorney Lamatina dated 2-25-13 requesting Emerson Golf Club plans was also received.
- 4- A letter from Attorney Louis Lamatina stating that the Emerson Golf Club will not be appearing at this meeting.

**Vouchers:**

- 1- North Jersey Media – various publications - \$246.82
- 2- Boswell Engineering – Hackensack Gold Club - \$1,190.00 paid from escrow
- 3- Boswell Engineering – Mrkic – 31 Emwood Drive- \$300.00 paid from escrow
- 4- Boswell Engineering – Burke – 161 Colonial Road - \$150.00 paid from escrow

**Correspondence and Vouchers were accepted** on a motion from Councilman Worthington, seconded by Mr. Goursky, and accepted by all.

**Resolution:**

**Melillo  
18 Vivian Ave  
Block 204, Lot 5  
Driveway Widening**

There was discussion among the Board members as to a permanent border on the right side of the driveway being included in the resolution. This will be conveyed to Attorney Martin and a revised resolution will be drafted.

**The resolution was approved as amended** on a motion from Mr. Schwinder, seconded by Mr. Adams, and carried by roll call vote as follows:

Mr. DeThomasis	Yes
Mr. Goursky	Yes
Mr. Todd	Yes
Mr. Tortora	Yes
Mayor Colina	Yes
Mr. Adams	Yes
Mr. Schwinder	Yes
Chairman Orecchio	Yes

The resolution will be published by the Board Secretary and kept on file at Borough Hall for public viewing.

**Any Board Member:**

Mr. Goursky asked if there was any update from the County on the Kinderkamack Road project. Mayor Colina stated that there was a meeting earlier today with Joe Solimando; DPW Superintendent, Berge Tombalakian of Boswell Engineering, and Mr. Scott Mooney, Borough Attorney. There will be a status update every month from the County. Mr. Ryan asked if the Land Use Board recommendation went to the Mayor and Council. Councilman Worthington stated that they are waiting for updated plans first.

A motion to **open the meeting to the Public** was made by Mr. Adams, seconded by Mr. Goursky, and carried by all.

**Mr. Michael Wallace**  
**114 Palisade Avenue**

Asked if the Emerson Golf Club hearings could be delayed until the fall – after Board member vacations. Mr. Wallace would like all Board members available to hear the application in full.

**Mrs. Teresa Wallace**  
**114 Palisade Avenue**

Questioned the status of the deeds. Mr. Tortora stated that the deeds come from the County and that the Attorneys will go over them to make sure we have all that there is. Chairman Orecchio stated that the Deeds will be the first thing dealt with when the application continues.

**Mrs. Catherine Hornyak**  
**123 Palisade Avenue**

Mrs. Hornyak asked if the DEP information has been presented to the Board yet. She was told no. Also inquired as to whether or not the Board could request a traffic professional to observe traffic patterns at specific times of the year. Mr. Orecchio stated that traffic professionals could be retained from both sides and paid for by the applicant.

The meeting was **closed to the public** on a motion from Mr. Todd, seconded by Mr. Goursky, and carried by all.

**The meeting was adjourned** on a motion from Mr. Schwinder, seconded by Mr. Goursky, and carried by all.

Respectfully Submitted,  
Kathleen S. Rizza, Secretary