



MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
NOVEMBER 1, 2012

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, November 1, 2012. Chairman Orecchio opened the meeting at 8:00 PM, and invited Mrs. Looney to lead the assembly in the Pledge of Allegiance. 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 Office. In case of a fire, follow the Fire Exit signs above the doors to your right and left in the Council Chambers, and please exit calmly.

ROLL CALL:

Mr. Robert Adams – Present
Mr. Tom Callagee – Absent
Mayor Carlos Colina – Absent
Councilwoman Danielle DiPaola – Present
Mr. Gary Goursky – Present
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Absent
Mr. Matthew Ryan – Absent
Mr. Gary Schwinder – Absent
Mr. Brian Todd – Absent
Mr. Christopher Martin – Present
Mrs. Barbara Looney – Present
Mr. Berge Tombalakian – Absent
Mr. Michael Sartori – Construction / Zoning Officer – Present
Mr. Joe Solimando – Absent – attendance not requested

MINUTES:

A motion was made to approve the minutes for the meeting held on October 4, 2012 by Mr. Adams, seconded by Mr. Goursky, and carried.

A motion was made to table approval of the minutes for the meeting held on October 18, 2012 by Mr. Adams, seconded by Councilwoman DiPaola, and carried.

CORRESPONDENCE: The Secretary stated there was no correspondence.

VOUCHERS:

\$325.00 – Morrison Mahoney – Re: Patel
387.50 – Morrison Mahoney – Re: Hackensack Golf Club
176.12 – Morrison Mahoney – Re: Millstein
262.82 – Morrison Mahoney – Re: Travers
20.79 – North Jersey Media Group – Re: Stop & Shop
20.79 – North Jersey Media Group – Re: Buono
19.85 – North Jersey Media Group – Re: Travers

A motion was made to approve these vouchers by Mr. Todd, seconded by Mr. Goursky, and carried.

L C DEVELOPERS, LLC – 251 RANDOLPH AVENUE – RESOLUTION

Chairman Orecchio advised the Board and the public the Resolution has not yet been prepared, due to Hurricane Sandy.

SUTER – 114 ORCHARD AVENUE – RESOLUTION

Chairman Orecchio advised the Board and the public the Resolution has not yet been prepared, due to Hurricane Sandy.

ARAMINI – 57 WORTENDYKE AVENUE – CONTINUED

Mr. Aramini was present. Chairman Orecchio, along with Board members Mr. Goursky, Mr. Todd, and Construction Official Mr. Sartori visited the site on October 22nd. The variance bump out is on the north wall of the home, which will affect the air conditioning unit, main gas and electric meters, dining room, kitchen, and second floor. Neighboring property owner – Mr. Gassib was present and stated he was not in favor of any removal of the bump out, nothing can be changed at this point, and does not want to be put in a variance situation if and when he builds on the site. Mr. Todd stated we must rely on our professionals, and feels no fines / sanctions are necessary – we are here for the variance only. Councilwoman DiPaola and Mr. Adams questioned potential penalties and expressed concerns if this was to happen again. Chairman Orecchio feels there was no intent on the applicant's part, even though the applicant is responsible – there was no foundation survey prior to the framing of the home. Mr. Sartori stated the maximum fine under the UCC code is \$500.00 and agreed to issue the necessary citations before our next meeting.

A motion was made to open public session by Mr. Adams, seconded by Councilwoman DiPaola, and carried.

Dave Messner – 35 Alma Avenue – was present when Mr. Gassib stated he had no problem with the variance request.

A motion was made to close public session by Councilwoman DiPaola, seconded by Mr. Todd, and carried.

The Board discussed possible fines and sanctions – request the Secretary prepare a memo to Mr. Gassib – adjacent property owner – to confirm their discussion at the site visit of October 22nd.

Mr. Aramini thanked the Board for their time and consideration.

PATEL – 136 DYER AVENUE – RESOLUTION

Chairman Orecchio advised the Board and the public that the Resolution will be carried to our next meeting of November 15th due to the applicant's architect unavailable this evening, and no review report from Mr. Tombalakian.

2013 BUDGET:

The Board reviewed the proposed budget, and a motion was made to submit the budget by Mr. Adams, seconded by Mr. Goursky, and carried, as follows:

Board Secretary - \$6,900.00
 Advertising - \$100.00
 Repair - \$100.00
 Board Attorney - \$4,000.00 – billings - \$150.00 per hour
 Publications - \$90.00
 Office supplies - \$100.00

Continuing education - \$200.00
Professional dues - \$300.00

ANY BOARD MEMBER:

Chairman Orecchio stated the proposed zoning changes will be carried to our next meeting of November 15th.

GOOD AND WELFARE:

A motion was made to open public session by Councilwoman DiPaola, seconded by Mr. Adams, and carried, with no comments.

A motion was made to close public session by Councilwoman DiPaola, seconded by Mr. Todd, and carried.

ADJOURNMENT:

A motion was made to adjourn the meeting by Councilwoman DiPaola, seconded by Mr. Todd, and carried.

Respectfully submitted,


Barbara Looney