

MUNICIPAL LAND USE BOARD
EMERSON, NEW JERSEY
NOVEMBER 15, 2012

This meeting of the Municipal Land Use Board was held in the Municipal Building on Thursday, November 15, 2012. Chairman Orecchio opened the meeting at 8:00 PM, and invited Mr. Adams 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 – Present
Mayor Carlos Colina – Present
Councilwoman Danielle DiPaola – Present
Mr. Gary Goursky – Present
Chairman Mark Orecchio – Present
Mrs. Germaine Ortiz – Present
Mr. Matthew Ryan – Present
Mr. Gary Schwinder – Present
Mr. Brian Todd – Present
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 table approval of the minutes for the meeting held on November 1, 2012 by Mr. Todd, seconded by Mr. Goursky, and carried.

CORRESPONDENCE:

Memo from Huntington Bailey – dated 11/5/12 – Re: 32 Bland Street
Memo from Boswell Engineering – dated 11/14/12 – Re: Patel

VOUCHERS:

\$20.79 – North Jersey Media Group – Re: Hackensack Golf Club
20.79 – North Jersey Media Group – Re: Millstein
17.01 – North Jersey Media Group – Re: Madura

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

ARAMINI – 57 WORTENDYKE AVENUE – CONTINUED

Mr. Aramini was present and stated since the last meeting, a \$500.00 fine has been paid to the Borough for not providing a foundation survey. Mr. Sartori stated that amount is the maximum under the UCC Code. The Secretary stated certifications have been completed by Mayor Colina, Mr. Ryan, and Mr. Todd as to listening to the recordings. Chairman Orecchio stated a letter was sent to Mr. Gassib – confirming his comments at the site visit, and no reply has been received as of this date. Mr. Todd stated the fine has been paid, and feels we should vote to approve. Councilwoman DiPaola and Mr. Adams expressed their concerns with setting precedence.

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

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

A motion was made to approve the side yard variance by Mr. Todd, seconded by Mr. Goursky, and carried, based on the following:

Roll call vote as follows:

Councilwoman DiPaola – no
 Mayor Colina – yes
 Mr. Ryan – yes
 Mr. Adams – yes
 Mr. Goursky – yes
 Mr. Todd – yes
 Chairman Orecchio – yes

Mr. Martin will prepare a Resolution for our next meeting. Mr. Aramini thanked the Board for their time and consideration.

SUTER – 114 ORCHARD AVENUE – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Adams, seconded by Mr. Schwinder, and carried. Roll call vote as follows:

Councilwoman DiPaola – yes
 Mr. Ryan – yes
 Mr. Goursky – yes
 Mayor Colina – yes
 Mr. Todd – yes
 Mr. Schwinder – yes
 Mr. Adams – yes
 Chairman Orecchio – yes

At this time, Mayor Colina excused himself from the meeting.

L C DEVELOPERS, LLC – 251 RANDOLPH AVENUE – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution by Mr. Goursky, seconded by Mr. Schwinder, and carried. Roll call vote as follows:

Mr. Adams – yes
 Mr. Ryan – yes
 Mr. Schwinder – yes
 Mr. Goursky – yes
 Chairman Orecchio – yes

PATEL – 136 DYER AVENUE – RESOLUTION

The Board reviewed the Resolution prepared by Mr. Martin, and a motion was made to memorialize the Resolution, as amended, by Mr. Schwinder, seconded by Mrs. Ortiz, and carried. Roll call vote as follows:

Councilwoman DiPaola – yes
 Mr. Goursky – yes
 Mrs. Ortiz – yes
 Mr. Schwinder – yes
 Chairman Orecchio – yes

PROPOSED ZONING CHANGES

Chairman Orecchio distributed to the Board a summary of the proposed zoning ordinance changes along with the current zoning map, which the Board discussed. Chairman Orecchio stated he will prepare revisions, based on this evening's comments, and email to the Secretary in order for the Board to vote on at our December meeting. In response to the memo from Huntington Bailey – requesting additional permitted uses being added to the IM zone – that should only be done after consultation with the Borough Planner, and a review of the Master Plan. In the interim, applicants can always appear before the Board to request a Use Variance.

ANY BOARD MEMBER: No comments at this time.

GOOD AND WELFARE:

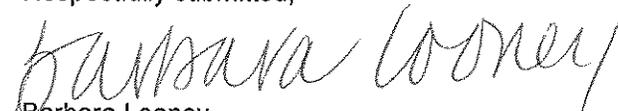
A motion was made to open public session by Mr. Todd, seconded by Mr. Ryan, and carried, with no comments.

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

ADJOURNMENT:

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

Respectfully submitted,


 Barbara Looney