



MINUTES
SPECIAL MEETING
BOROUGH OF EMERSON
MAYOR AND COUNCIL

June 24, 2015
7:30 P.M.

Borough Hall-Council Chambers
Emerson, NJ 07630



I. CALL TO ORDER

Mayor Lamatina called the meeting to order at 5:02 p.m. and identified the emergency exits.

II. ROLL CALL

Mayor Lamatina asked Ms. Dietsche to call the roll of the Governing Body.

Present: Mayor Lamatina, Councilwoman DiPaola, Councilman Knoller, Councilman Paino, Council President Rivers, Councilman Worthington

Absent: Councilman Worthington

Also present was John Biale, Director of Development, Housing Development Corporation of Bergen County and Borough Clerk Jane Dietsche.

Councilman Tripodi arrived at 5:06 p.m.

III. FINANCIAL BUSINESS

- Resolution No. 167-15 Tax Abatement Resolution – Veterans' Housing – Main Street

Mr. Biale provided a detailed explanation of the PILOT Program and Tax Abatement Resolution for the Veterans' Housing on Main Street. He explained that a PILOT program had to be in place in order to fund the project and emphasized that this was good for the community. He said subsidized monies from the federal and state government were required to put people with need into affordable housing, adding that residents' rent would be subsidized by the State of New Jersey according to their ability to pay. Mr. Biale said that the percentage was based on Federal HUD and Federal HFMA guidelines and that the 6.28 percent was recommended by HFMA as part of their formatted PILOT and agreement program. He explained that as gross rent revenue projections increased, so would the PILOT payment. Mayor Lamatina noted that up to this point, the property was not bringing in any tax revenue to the Borough. Mr. Biale The project would only house disabled veterans and the house presently on the property would be renovated as part of the project. All construction and permit fees would be waived.

☞ **Motion** to approve Resolution No. 167-15 Tax Abatement – Veterans’ Housing – Main Street was **moved** by Councilman Paino, **seconded** by Council President Rivers and carried by a roll call vote of 5-0.

RC: Council members:

YES: DiPaola, Tripodi, Paino, Rivers, Knoller

- Resolution No. 168-15 Bill List

☞ **Motion** to approve Resolution No. 168-15 Bill List was **moved** by Councilman Knoller, **seconded** by Council President Rivers and carried by a roll call vote of 5-0.

RC: Council members:

YES: DiPaola, Tripodi, Paino, Rivers, Knoller

- Resolution No. 169-15 Approve Block Party Application – 126 Demarest Avenue on July 5, 2015 from 11-3 p.m.

☞ **Motion** to approve Resolution No. 169-15 Approve Block Party Application – 126 Demarest Avenue was **moved** by Councilwoman DiPaola, **seconded** by Council President Rivers and carried by a roll call vote of 5-0.

RC: Council members:

YES: DiPaola, Tripodi, Paino, Rivers, Knoller

IV. PUBLIC COMMENT

☞ **Motion** to open the meeting to comments from the public was **moved** by Council President Rivers, **seconded** by Councilman Knoller and carried at 5:16 p.m.

Chuck Carpenter, 25 Locust Avenue asked questions about revamping the snow emergency policy and inquired about reimbursement for charges he incurred related to a ticket and towing fees he incurred during a storm last winter.

Seeing no more hands, Mayor Lamatina asked for a motion to close the meeting to comments from the public.

☞ **Motion** to close the meeting to comments from the public was **moved** by Councilwoman DiPaola, **seconded** by Council President Rivers and carried.

V. ADJOURNMENT

With no other business to address, at the request of Mayor Lamatina, a motion to adjourn was **moved** by Council President Rivers, **seconded** by Councilwoman DiPaola and carried at 5:21 p.m.

Respectfully submitted,

Jane Dietsche, RMC
Borough Clerk