



MINUTES  
BOROUGH OF EMERSON  
MAYOR AND COUNCIL  
March 1, 2016  
7:30 P.M.  
Borough Hall-Council Chambers  
Emerson, NJ 07630



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I. CALL TO ORDER

Mayor Lamatina called the meeting to order at 7:33 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 Downing, Council President Knoller, Councilman Lazar, Councilman Tripodi, Councilman Worthington

Also present were Borough Administrator Robert S. Hoffmann, Borough Attorney Wendy Rubinstein and Borough Clerk Jane Dietsche.

III. EXCUSED ABSENCE OF GOVERNING BODY MEMBER

- Absence of Councilman Worthington from the Regular Meeting of February 16, 2016

☞ **Motion** to excuse the absence of Councilman Worthington from the Regular Meeting of February 16, 2016 was **moved** by Councilwoman DiPaola, **seconded** by Council President Knoller and carried unanimously.

IV. PROCLAMATIONS & CITATIONS

Mayor Lamatina announced that there were no proclamations or citations.

V. APPOINTMENTS/RESIGNATIONS

Mayor Lamatina announced that there were no appointments or resignations.

VI. MINUTES FOR APPROVAL

- Regular Meeting Minutes of February 16, 2016
- Closed Session Meeting Minutes of February 16, 2016

☞ **Motion** to approve the Regular and Closed Session Meeting Minutes of February 16, 2016 was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried unanimously.

VII. FINANCIAL BUSINESS

- Resolution No. 97-16 Bill List

☞ **Motion** to approve Resolution No. 97-16 Bill List was **moved** by Councilwoman DiPaola, **seconded** by Councilman Worthington and carried by a roll call vote of 6-0.

**RC: Council members:**

**YES: DiPaola, Lazar, Downing, Knoller, Tripodi, Worthington**

- Resolution No. 98-16 Adoption of 2016 Temporary Capital Budget

☞ **Motion** to approve Resolution No. 98-16 Adoption of 2016 Temporary Capital Budget was **moved** by Councilwoman DiPaola, **seconded** by Councilman Worthington and carried by a roll call vote of 6-0.

**RC: Council members:**

**YES: DiPaola, Lazar, Downing, Knoller, Tripodi, Worthington**

VIII. UNFINISHED BUSINESS

Mayor Lamatina announced that there was no unfinished business.

IX. NEW BUSINESS

Borough Planner Brigitte Bogart arrived at 7:52 p.m.

- RFP Presentations:
  - JMF Properties – Kevin Codey presented his company’s proposal for two large structures. One would be a three story building near Linwood Avenue with a mix of retail and residential units. The second structure would be four stories and all residential. There would be a total of 114 residential units; 11 would be set aside for affordable housing. A parking garage with 195 spaces would be adjacent to one of the buildings and not visible from Kinderkamack Road. He anticipated the total project cost to be approximately \$32 million. Ms. Bogart and the Governing Body inquired about parking, setbacks, retail use, rents, the cost per square foot for retail space and the set aside for affordable housing. Mr. Codey said that a set aside of 10% would make sense; otherwise they would need to increase density to make it work. He suggested adding another story to the building or acquiring additional land. The Council also inquired about making accommodations for current retail businesses. Mayor Lamatina stated that three factors were important to the Borough: a contribution to road improvements, installation of a 42” wastewater pipe and relocating the Ambulance Corps building.

- Woodmont Properties – Stephen Santola presented his company’s proposal, which would consist of one large mixed-use building with a ground floor parking garage and three floors of residential units above it with a total of between 92 and 110 units. He estimated the total project cost to be approximately \$24 to \$25 million. Ms. Bogart and the Governing Body inquired about parking, setbacks, the height of the building, street parking, rents, the cost per square foot for retail space and the set aside for affordable housing. Mr. Santola addressed affordable housing requirements and said that a 20% set aside would not work on the site but they were willing to do offsite affordable housing if necessary.

Mr. Hoffmann said that the Borough had received four unique and well thought out proposals and commended everyone for doing something to improve the downtown, provide more housing and address COAH obligations.

#### X. INTRODUCTION OF ORDINANCES

Mayor Lamatina announced that Ms. Dietsche would read the following ordinance by title and it would be further considered at a Public Hearing to be held on March 15th, 2016 at 7:30 p.m. in the Council Chambers of the Borough Hall, Municipal Place, Emerson, N.J. and published by title in the March 4th, 2016 edition of the Ridgewood News. He added that this ordinance was on file in the Clerk’s Office and posted on the official bulletin board of the Municipal Building where copies would be available to the General Public at no charge.

##### First Reading:

**1520-16 BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR MUNICIPAL PURPOSES IN, BY AND FOR THE BOROUGH OF EMERSON, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$430,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

☞ Motion to introduce Bond Ordinance 1520-16 on first reading was **moved** by Councilman Lazar, **seconded** by Councilman Downing, and carried by a roll call vote of 5-0.

**RC: Council members:**

**YES: Lazar, Downing, Knoller, Tripodi, Worthington**

**ABSTAIN: DiPaola**

#### XI. ADOPTION OF ORDINANCES

##### Second Reading & Public Hearing:

**1519-16 BOND ORDINANCE TO AUTHORIZE THE 2016 ROAD RESURFACING PROGRAM IN, BY AND FOR THE BOROUGH OF EMERSON, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$325,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

☞ **Motion** to open the meeting to comments from the public on Ordinance #1519-16 only was **moved** by Councilwoman DiPaola, **seconded** by Council President Knoller and carried at 9:50 p.m.

Gary Schwinder, 99 Linden Avenue inquired about seeking recourse from companies that had performed utility work and inadequately patched paved roads in the Borough.

Seeing no more hands, Mayor Lamatina asked for a motion to close the meeting to comments from the public on Ordinance #1519-16 only.

☞ **Motion** to close the meeting to comments from the public on Ordinance #1519-16 only was **moved** by Councilwoman DiPaola, **seconded** by Councilman Lazar and carried.

☞ **Motion** to adopt Ordinance #1519-16 on second reading was **moved** by Councilman Lazar, **seconded** by Councilman Downing and carried by roll call vote of 6-0.

**RC: Council members:**

**YES: DiPaola, Lazar, Downing, Knoller, Tripodi, Worthington**

## XII. REPORTS

- Borough Administrator Robert S. Hoffmann reported on the following items:
  - Boswell Engineering technicians had been on Jordan Road performing work to see if there was adequate elevation to put in gravity drainage.
  - Mr. and Mrs. Letizia of Westwood had announced that they were the proud parents of a baby girl.

## XIII. PUBLIC COMMENT

☞ **Motion** to open the meeting to comments from the public was **moved** by Councilman Downing, **seconded** by Council President Knoller and carried at 10:00 p.m.

Paul Hulburt, 55 Jefferson Avenue commented on the Borough's purchase of the homes at 58 and 64 Locust Avenue which borders his property on two sides.

Charles Carpenter, 25 Locust Avenue commented on the RFQ proposals and expressed concerns about affluent outsiders moving into the Borough.

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 Council President Knoller, **seconded** by Councilman Lazar and carried at 10:03 p.m.

XIV. RESOLUTIONS ON CONSENT AGENDA NO. 99-16

☛ **Motion** to approve Consent Agenda No. 99-16 without CA 103-16 Authorize Mayor to sign contract for purchase of 64 Locust Avenue was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried by a roll call vote of 6-0.

**RC: Council members:**

**YES: DiPaola, Lazar, Downing, Knoller, Tripodi, Worthington**

☛ **Motion** to approve CA 103-16 Authorize Mayor to sign contract for purchase of 64 Locust Avenue only was **moved** by Council President Knoller, **seconded** by Councilman Downing and carried by a roll call vote of 5-1.

**RC: Council members:**

**YES: Lazar, Downing, Knoller, Tripodi, Worthington**

**NO: DiPaola**

- Ca 100-16      Renewal of Inactive License No. 0214-33-005-002 Jack Fricke Inc. for the license term 2015-2016
- Ca 101-16      Authorization to Hire Finance/Tax Office Assistant
- Ca 102-16      Approve Boswell Inspection – 2016 Municipal Road Paving
- Ca 103-16      Authorize Mayor to sign contract for purchase of 64 Locust Avenue
- Ca 104-16      Appoint Robert S. Hoffmann as Deputy Tax Collector and Jane Dietsche as Alternate Tax Collector
- Ca 105-16      Authorize tax appeal settlement with Emerson Convalescent Center
- Ca 106-16      Reimburse retiree Joe Solimando for health insurance costs

XV. ADJOURNMENT

With no other business to address, at the request of Mayor Lamatina, a motion to adjourn was **moved** by Councilman Lazar, **seconded** by Councilman Worthington and carried at 10:06 p.m.

Respectfully submitted,

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Jane Dietsche, RMC  
Borough Clerk