

**BOROUGH OF EMERSON
COUNTY OF BERGEN, NEW JERSEY
RESOLUTION**

No: 168-18

.....

RE: RESOLUTION OF THE BOROUGH OF EMERSON APPROVING THE SUBMISSION OF A WORKABLE RELOCATION ASSISTANCE PLAN TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS AS REQUIRED BY THE NEW JERSEY RELOCATION ASSISTANCE LAW N.J.S.A. 52:31 B-1 ET SEQ., THE RELOCATION ASSISTANCE ACT N.J.S.A. 20:4-1 ET SEQ. AND THE REGULATIONS FOR PROVISION OF RELOCATION ASSISTANCE N.J.A.C. 5:11-1 ET SEQ.

WHEREAS, the Mayor and Council of the Borough of Emerson in furtherance of the goals and objectives of the New Jersey Local Redevelopment Housing Law, N.J.S.A. 40A:12A-1 et seq. ("LRHL") and/or the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. ("FHA"), may require the relocation of relocatees that may be displaced by its proposed redevelopment and/or its affordable housing project (hereinafter, the "Project"); and,

WHEREAS, relocation must be carried out pursuant to the Relocation Assistance Law (P.L. 1967, c.79, N.J.S.A. 52:31B-1 et seq.), the Relocation Assistance Act (P.L. 1971, c.362; N.J.S.A. 20:4 et seq., as amended), including the regulations for the provision of relocation assistance (N.J.A.C. 5:11-1 et seq.);

WHEREAS, the Borough is required to submit its Workable Relocation Assistance Plan ("WRAP") to the State of New Jersey Department of Community Affairs for approval; and,

WHEREAS, the WRAP must provide for financial assistance to any relocatees that may be displaced by the proposed Project; and

WHEREAS, Phillips, Preiss, Grygiel, LLC ("PPG") prepared a WRAP for properties designated as part of a Condemnation Redevelopment Area located in the Central Business District (which includes properties within the Project), which WRAP is attached hereto as **Exhibit A**; and,

WHEREAS, the WRAP must be submitted for approval to the New Jersey Department of Community Affairs ("DCA");

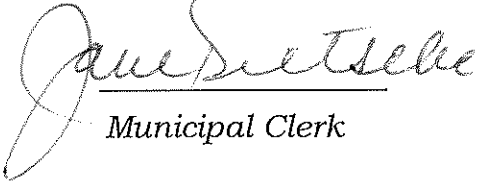
NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Emerson, in the County of Bergen, State of New Jersey as follows:

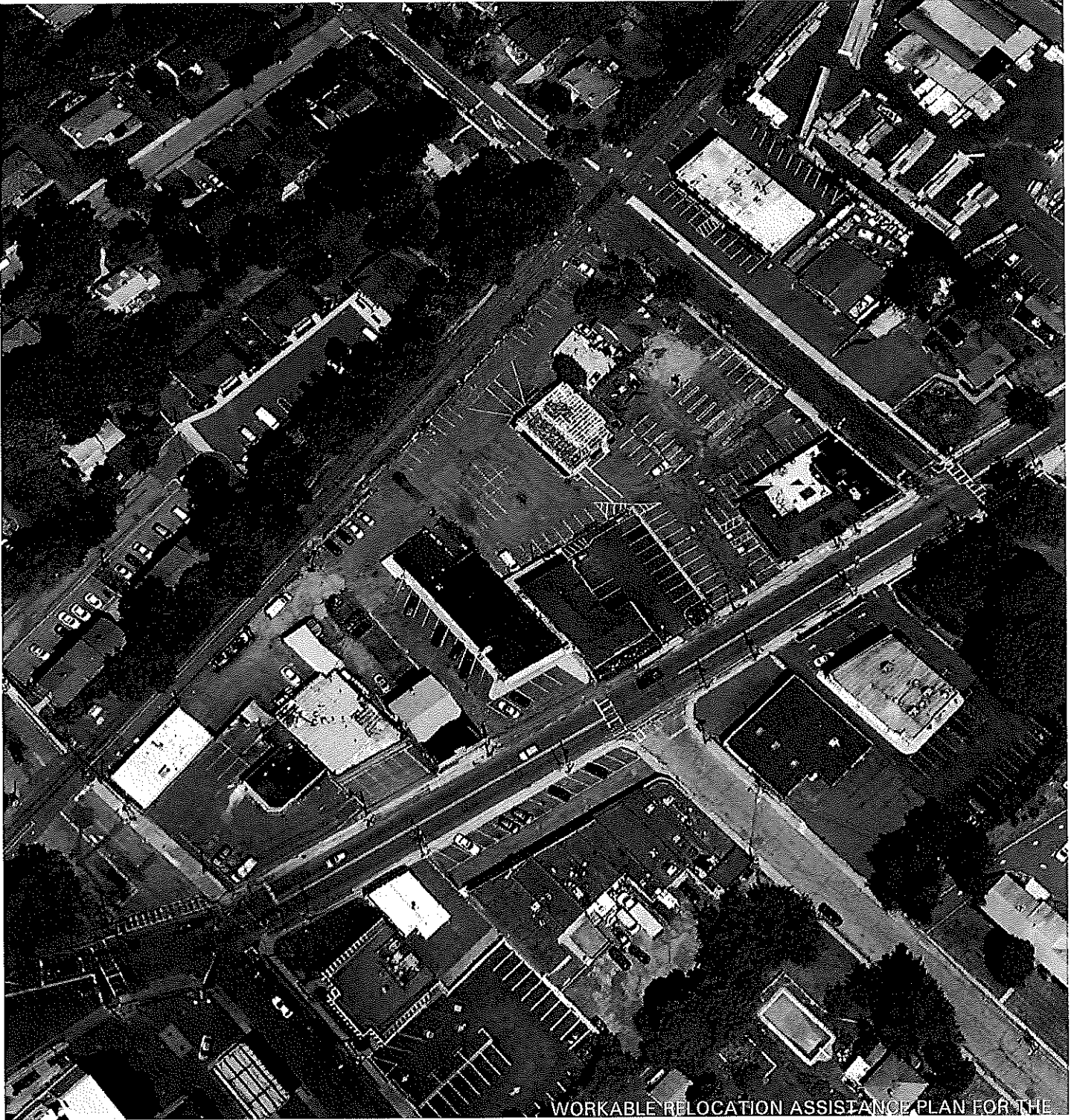
1. The Mayor and/or Borough Clerk are authorized and directed to execute and/or witness the WRAP, attached hereto as **Exhibit A**.
2. The Borough hereby authorizes the submission of the WRAP for approval to the DCA.
3. That no further action of the Borough shall be required.

COUNCIL	M O V E D	S E C O N D E D	A Y E S	N A Y E S	A B S E N T	A B S T A I N
DiPaola				X		
Bayley			X			
Wolf			X			
Knoller		X	X			
Falotico	X		X			
Downing			X			

I hereby certify that the above Resolution was duly adopted by the Borough of Emerson at a meeting held on June 12, 2018.

Attest:


Municipal Clerk



WORKABLE RELOCATION ASSISTANCE PLAN FOR THE

Central Business District Redevelopment Project Emerson NJ

Submitted to the New Jersey Department of Community Affairs

May 2018

INTRODUCTION

In accordance with the New Jersey Relocation Assistance Acts, N.J.S.A. 52:31b-1 et seq. and N.J.S.A. 20:4-1 et seq., and Regulations for the Provision of Relocation Assistance, N.J.A.C. 5:11-1.1 et seq. the Borough of Emerson is hereby submitting a Workable Relocation Assistance Plan (WRAP) for displacements and relocations related to the purchase of properties located in the designated Central Business District Redevelopment Area, in Emerson, NJ, and redevelopment for the *Central Business Redevelopment Project* (the "Project"). The Project will result in displacements from these properties.

In addition to the completed forms, which are required as part of the WRAP submission, we have provided a brief narrative description of the Project and impact on the residents and businesses located on the property. Based on available information and inspection of the Property, the WRAP contemplates the displacement of six (6) residential tenants and ten (10) businesses.

PROJECT DESCRIPTION

The Project which is the subject of this WRAP involves the Borough of Emerson's acquisition of a ±2.5-acre parcel, which contains properties with the addresses of 76 and 78 Lincoln Avenue, 9 Kenneth Avenue, 176 through 214 Kinderkamack Road, and 19 Lincoln Boulevard, in Emerson, New Jersey. The properties that comprise the parcel are designated as Block 419, Lots 1, 2, 3, 4, 6.01, 6.02, 7, 8, 9 and 10 on the tax map of the Borough of Emerson, New Jersey. The parcel is bounded by Kinderkamack Road, Lincoln Boulevard, the New Jersey Transit right-of-way and station, and Linwood Avenue, in Emerson, New Jersey. The portions of the parcel to be acquired for the Project subject of the WRAP are improved with a three one-story commercial buildings, a garage structure, a two-story detached dwelling and a small apartment building with vacant retail space on the ground floor.

In 2004 a section of the Borough of Emerson extending along Kinderkamack Road and the NJ Transit right-of-way, and consisting of 59 tax lots, was designated an "area in need of redevelopment," pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL). In 2006 the Borough of Emerson adopted a redevelopment plan for the designated area, the purpose of which was to encourage mixed-use retail and residential development; to provide opportunities for development of affordable housing to fulfill the Borough's affordable housing obligation; to provide opportunities to increase the quantity of off-street parking, including commuter parking for the adjacent NJ Transit train station; and to promote architectural and site design standards to improve the physical appearance of the area. The redevelopment plan provides zoning and design standards to achieve these goals.

The properties to be acquired at this time that will result in the displacements subject of the WRAP, represent a portion of the redevelopment area, which is proposed for mixed-use commercial and residential development in four-story buildings consisting of ±13,000 square feet of retail space along Kinderkamack Road; 134 residential units, including affordable units; and a ±140 space parking structure adjacent to the NJ Transit right-of-way. In 2016, the Borough of Emerson designated a private development group to conduct redevelopment of the properties pursuant to the redevelopment plan. All Project funding will be provided by this group. No federal funds will be utilized to acquire the Property. Thus, all relocation activities and benefits will be pursuant to the New Jersey relocation laws and regulations, including the Relocation Acts (N.J.S.A. 52:31b-1 et seq. and N.J.S.A. 20:4-1 et seq.) and the Regulations for the Provision of Relocation Assistance (N.J.A.C. 5:11- 1 et seq.).

Six (6) residential tenants and the ten (10) businesses are to be displaced by the Project. These are described further on page 3 and Form 2 and on page 4 and Form 4.

RESIDENTIAL DISPLACEMENT

Six (6) residential households will be displaced by the Project. The displacements involve individuals and families residing as tenants in a two-family detached dwelling at 19 Lincoln Avenue and a small multifamily building at 184 Kinderkamack Road, in Emerson, NJ.

The names and address of the residential tenants are as follows:

Tenant Name	Address	Apartment
Rosemarie Pena	19 Lincoln Avenue	A
Guadalupe Tamayo-Garcia	19 Lincoln Avenue	B
Lucas Ruiz	184 Kinderkamack Road	1
Karl Molnar	184 Kinderkamack Road	2
Rosa Xelhua	184 Kinderkamack Road	3
Vicuna Jara	184 Kinderkamack Road	5

All notices required by law shall be provided to displaced residents.

BUSINESS DISPLACEMENT

The ten (10) businesses which will be displaced by the Project are:

- Cinar Turkish Restaurant
- Ranch Cleaners
- Cork & Keg
- Laurel Chinese Restaurant
- Parke 5 Catering
- Sendai Japanese Restaurant
- European Bakery Cafe
- Cutz & Stylez Haircutting
- Cloud 9 Vapes
- Emerson Volunteer Ambulance Service

Specific information regarding the businesses that will be displaced is provided on Form 4. All notices required by law shall be provided to the displaced businesses.

These businesses have expressed their intention to relocate their current operations. However, none of the businesses have identified replacement locations at this time, and all have indicated their preference to lease replacement space. The nine businesses to be displaced include four retail stores, five restaurants/cafes and a volunteer ambulance service. The retail stores and three of the restaurants are all located in one story buildings on Kinderkamack Road and Lincoln Avenue, and vary in size from $\pm 1,000$ square feet to $\pm 3,000$ square feet. The fourth restaurant is located at the corner of Kinderkamack Road and Lincoln Boulevard, and consists of $\pm 7,800$ square feet on two floors. The ambulance service is located at the rear of the parcel on Kenneth Avenue.

A preliminary analysis was conducted in order to identify a sample inventory of space available for lease that would be suitable for these businesses. Twenty-nine listings of retail stores for lease were identified. All of the retail stores' property listings were within ± 10 miles of the of the subject block. The retail store listings were separated between those located in downtowns or along local roads (similar to the displaced stores), and those located on highways (e.g., Route 17). In addition, four listings of available restaurants or properties suitable for conversion to restaurants were also identified, located within 15 miles of the subject block. The real estate information regarding these properties was obtained from *Loopnet* (www.loopnet.com), an on-line commercial real estate service, and is shown on the following page.

Property Location	Size	Asking Rent
<i>Downtown/Local Road</i>		
23 North Fairway Ave., Paramus, NJ	950 sf.	\$23.37/sf./yr.
411-495 Old Hook Rd., Emerson, NJ	1,837 sf.	\$18.00/sf./yr.
411-495 Old Hook Rd., Emerson, NJ	1,868 sf.	\$18.00/sf./yr.
411-495 Old Hook Rd., Emerson, NJ	1,475 sf.	\$18.00/sf./yr.
649 Westwood Ave., River Vale, NJ	1,430 sf.	\$25.00/sf./yr.
322-328 Kinderkamack Rd., Westwood, NJ	1,192 sf.	\$35.23/sf./yr.
62 Broadway, Woodcliff Lake, NJ	1,336 sf.	Not Disclosed
62 Broadway, Woodcliff Lake, NJ	1,337 sf.	Not Disclosed
62 Broadway, Woodcliff Lake, NJ	1,613 sf.	Not Disclosed
9 Sheridan Ave., Ho Ho Kus, NJ	1,246 sf.	\$30.00/sf./yr.
40 Washington Ave., Dumont, NJ	1,080 sf.	\$45.00/sf./yr.
200 Closter Dock Rd., Closter, NJ	1,066 sf.	\$41.65/sf./yr.
540 Livingston St., Norwood, NJ	1,308 sf.	\$21.00/sf./yr.
450 Livingston St., Norwood, NJ	1,573 sf.	Not Disclosed
76 Schraalenburgh Rd., Harrington Park, NJ	1,550 sf.	\$20.00/sf./yr.
62 Broadway, Woodcliff Lake, NJ	1,554 sf.	Not Disclosed
23 North Fairway Ave., Paramus, NJ	2,000 sf.	\$22.80/sf./yr.
200 Closter Dock Rd., Closter, NJ	2,180 sf.	\$41.28/sf./yr.
101 Portland Ave., Bergenfield, NJ	2,450 sf.	\$13.50/sf./yr.
297 Kinderkamack Rd., Oradell, NJ	1,000 sf. – 3,252 sf.	Not Disclosed
33 Washington St., Tenafly, NJ	716 sf. – 4,458 sf.	Not Disclosed
<i>Highway/Mall</i>		
289-315 Route 17S, Paramus, NJ	1,200 sf. to 20,000 sf.	Not Disclosed
480 Route 17N, Paramus, NJ	1,500 sf.	\$44.00/sf./yr.
750 Route 17 N, Paramus, NJ	2,200 sf.	\$33.00/sf./yr.
175 Route 4, Paramus, NJ	2,400 sf.	\$25.00/sf./yr.
501 Route 17N, Paramus, NJ	2,756 sf.	\$39.00/sf./yr.
300 Route 17, Paramus, NJ	2,800 sf.	\$27.86/sf./yr.
777 Route 17S, Paramus, NJ	2,800 sf.	\$35.00/sf./yr.
385 Route 17N, Paramus, NJ	3,000 sf. to 14,000 sf.	\$35.00/sf./yr.
820 Route 17N, Paramus, NJ	1,300 sf. to 8,000 sf.	\$40.00/sf./yr.
<i>Restaurants</i>		
160 Route 17, Rochelle Park, NJ	8,000 sf.	Not Disclosed
491 Route 46, Wayne, NJ	2,000 sf. to 19,000 sf.	Not Disclosed
43 Hutton Ave., Nanuet, NY	6,000 sf.	Not Disclosed
200 Route 303, Orangeburg, NY	5,167 sf.	Not Disclosed

FORM 1

WORKABLE RELOCATION ASSISTANCE PLAN

AGENCY Borough of Emerson DIVISION NA

RELOCATION OFFICER Robert S. Hoffman, Borough Administrator

ADDRESS 146 Linwood Avenue

Emerson, NJ 07630

EMAIL administrator@emersonnj.org

DISPLACEMENT PERIOD July 2018 TO June 2019

CODE ENFORCEMENT	INDIVIDUALS		FAMILIES	
	TENANTS	OWNERS	TENANTS	OWNERS
Number displaced Previous Period	0	0	0	0
Number of cases in existing rental assistance workload	0	0	0	0
Number to be displaced this period	0	0	0	0

ACQUISITION	INDIVIDUALS		FAMILIES		BUSINESSES
	TENANTS	OWNERS	TENANTS	OWNERS	
Number to be Displaced	1	0	5	0	10

Other Displacement Programs Within Municipality

PROGRAM	NUMBER OF FAMILIES/INDIVIDUALS	NUMBER OF BUSINESSES
None		

The above agency or unit of government has the authority to conduct this program pursuant to the Relocation Assistance Law (P.L. 1967, c.79; N.J.S.A. 52:31B-1 et seq.), and the Relocation Assistance Act (P.L. 1971, c.362; N.J.S.A. 20:4-1 et seq.), as amended, and the Regulations for Provision of Relocation Assistance (N.J.A.C. 5:11-1 et seq.).

Date _____

Douglas Doyle, Esq.

Name of Chief Legal Officer

Signature

I have prepared and will implement this plan in accordance with the Rules and Regulations adopted by the Department of Community Affairs pursuant to the Relocation Assistance Law (P.L. 1967, c. 79; N.J.S.A. 52:31B-1 et seq.) and the Relocation Assistance Act (P.L. 1971, c. 362; N.J.S.A. 20:4-1 et seq.) as amended. A copy of this plan and supporting documentation will be available for public inspection during regular hours.

Date _____

Robert S. Hoffman, Borough Administrator

Name of Relocation Officer

Signature

I certify, upon information and belief, that this plan has been prepared and will be implemented in accordance with the relocation laws and regulations. Until approval by the Commissioner of the Department of Community Affairs of this plan, no involuntary displacement will occur and, in the event of an emergency, the Commissioner will be notified prior to any displacement.

I fully understand that filing of this Workable Relocation Assistance Plan for approval by the Commissioner is not a request for State financial assistance to assist in funding relocation costs which may be engendered by the estimated displacement contained within.

Date _____

Louis J. Lamatina, Mayor

Name and Title of Chief Executive Officer

Signature

A. HOUSING REQUIREMENTS

HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Individuals		Families by Family Size									Individual and Families-Bedrooms Needed						
Non-Housekeeping	Housekeeping	2	3	4	5	6	7	8	9	Total	1	2	3	4	5	6	Total
0	1	2	0	1	0	2	0	0	0	6	3	1	2	0	0	0	6

B. HOUSING RESOURCES

	Subsidized Housing		Rentals		Sales	
	Needed	Available	Needed	Available	Needed	Available
0 Bedroom	0	N/A	0	1	0	N/A
1 Bedroom	0	N/A	3	8	0	N/A
2 Bedroom	0	N/A	1	4	0	N/A
3 Bedroom	0	N/A	2	6	0	N/A
4 Bedroom	0	N/A	0	N/A	0	N/A

C. SOURCE OF INFORMATION FOR AVAILABLE UNITS

(See next page)

The information regarding residential apartment rentals currently available in the Project area provided in Part B, was obtained from www.zillow.com, a nationwide residential real estate listing service. The available rental apartments are all located within twenty (20) miles of the Project area.

The selected listings of rental apartments shown below are as comparable to the apartments occupied by the displaced tenants as is available within the region.

Address	Number of Bedrooms	Monthly Rent
<i>One Bedroom</i>		
Main Street, New Milford, NJ	Studio	\$900
119 Westwood Ave., Westwood, NJ	1	\$1,275
265 David Hooper Pl., 2 nd Fl., Westwood, NJ	1	\$1,300
16 Elm St., Apt. 4, Westwood, NJ	1	\$1,390
66 Park Ave., Hillsdale, NJ	1	\$1,450
244 Collignon Way, River Vale, NJ	1	\$1,650
5 Sutton Pl., Westwood, NJ	1	\$1,695
20 Valley Ave., Westwood, NJ	1	\$1,725
500 Center Ave., Westwood, NJ	1	\$1,850
<i>Two Bedroom</i>		
66 Park Ave., Hillsdale, NJ	2	\$1,795
5 Sutton Pl., Westwood, NJ	2	\$2,250
500 Center Ave., Westwood, NJ	2	\$2,450
99 Madison Ave., Westwood, NJ	2	\$2,450
<i>Three Bedroom</i>		
(Undisclosed Address), Old Tappan, NJ	3	\$1,995
41 Hill St., Bogota, NJ	3	\$1,500
Capitol St., Saddle Brook, NJ	3	\$1,700
617 Hackensack St., #2, Carlstadt, NJ	3	\$1,700
148 Franklin Ave., #2, Hasbrouck Heights, NJ	3	\$1,795
11 Schill Pl., Hillsdale, NJ	3	\$3,000

REPLACEMENT HOUSING ASSISTANCE MEASURES

The Borough of Emerson has retained the firm of Phillips Preiss Grygiel Leheny Hughes, LLC. (the "relocation consultant") to provide the relocation assistance and the processing of benefits for those residents displaced by the Project. The measures to be employed by the Borough of Emerson's relocation consultant are designed to both expedite the relocation process and minimize the hardship for displaced tenants. The Borough of Emerson will ensure that replacement dwellings are decent, safe and sanitary. The Borough of Emerson will also ensure that the displaced residents receive full relocation benefits.

The relocation services to be provided by the relocation consultant will include the following:

1. The relocation consultant will inform the displaced tenants of the provisions of the relocation statutes and regulations applicable to residential displacements, both verbally and in written form. The relocation consultant will inform the displaced tenants of their right to appeal the Borough of Emerson's determinations regarding relocation eligibility, assistance and benefits. Information regarding the procedure for filing an appeal will be provided to displaced tenants in written form.
2. The relocation consultant will assess the displaced tenants' requirements and desires for replacement housing. This will be achieved through person-to-person on-site interviews, and continuing contact with the displaced tenants will be maintained throughout the relocation process.
3. The relocation consultant will identify and refer replacement dwellings, providing a minimum of three referrals to the displaced tenants for their consideration. As appropriate, the relocation consultant will arrange for the viewing of the referred properties, and provide assistance to displaced tenants with application procedures, including completing forms, documents and other tasks related to applying for and obtaining housing.
4. In the event the displaced tenants are eligible for housing subsidies (e.g., the federal "Section 8" program), the relocation consultant will work closely with the displaced tenants to assist in their qualification for housing subsidies.
5. If requested by displaced tenants, in the event they wish to purchase replacement housing, the

relocation consultant will identify and contact banks and mortgage brokers to assist in arranging financing for displaced tenants, including arranging and participation in meetings with realtors, banks and/or mortgage brokers. In order to expedite the relocation process, the relocation consultant will assist the displaced tenants where appropriate to become "pre-qualified" for financing, including providing assistance completing credit applications and other forms. The relocation consultant will provide the displaced tenants with information regarding the Fair Housing Act.

6. As requested, the relocation consultant will assist in expediting the displaced tenants' move. In the event the displaced tenants elect payment for the actual cost of moving, the consultant will assist in identification of and contact with movers who operate in the area, and make the necessary arrangements to obtain moving estimates. The relocation consultant will assist the displaced tenants in arranging for the actual move and expediting payment of the moving benefit.
7. The relocation consultant will review benefit claims submitted by the displaced tenants and make every effort to expedite the payment of relocation benefits in a timely manner to minimize financial hardship to the displaced tenants. Where requested, the relocation consultant will assist the displaced tenants in preparation of claim forms and claim documents.

FORM 3 NEW CONSTRUCTION

DISPLACEMENT PERIOD

From July 2018 To June 2019
 month/year month/year

SPONSOR AND LOCATION	DATE OF COMPLETION	TYPE OF SUBSIDY Moderate. Income. Rental (MIR) Moderate. Income. Sales (MIS)	NUMBER OF UNITS BY NUMBER OF BEDROOMS					
			0	1	2	3	4	5/more
None Currently								

FORM 4 BUSINESS RELOCATION

AGENCY Borough of Emerson

PROGRAM Central Business District Redevelopment Project

DISPLACEMENT PERIOD FROM July 2018 TO June 2019
 Month/Year Month/Year

Name and Address	Type of Business	Check One		Minority Group Class	Area (Sq. Ft./Acres)	Average Number of Employees	Plans to Relocate?		Moving Cost or Alternate Payment		
		Owner	Tenant				Yes	No	Moving	Alternate	
Cinar Turkish Restaurant 214 Kinderkamack Road	Restaurant		X	No	±7,800 sf	10	X			X	
Ranch Cleaners 190 Kinderkamack Road	Dry Cleaners		X	No	±2,200 sf.	3	X			X	
Cork & Keg 188 Kinderkamack Road	Liquor Store		X	No	±2,900 sf	5	X			X	
Laurel Chinese Restaurant 182 Kinderkamack Road	Restaurant		X	No	±1,350 sf	5	X			X	
Park 5 Concepts Catering 180 Kinderkamack Road	Catering Service		X	No	±1,350 sf	2	X			X	
Sendai Japanese Restaurant 178 Kinderkamack Road	Restaurant		X	No	±1,350 sf	5	X			X	
European Café 176 Linwood Avenue	Café Restaurant		X	No	±1,600 sf.	4	X			X	
Cutz & Stylez 78 Linwood Avenue	Hair Salon		X	No	±1,000 sf.	4	X			X	
Cloud 9 Vapes 76 Lincoln Avenue	Vape Store		X	No	±1,000 sf.	2	X			X	
Emerson Volunteer Ambulance 9 Kenneth Avenue	Ambulance Service		X	No	±2,680 sf	3	X			X	

BUSINESS DISPLACEMENT ASSISTANCE MEASURES

The Borough of Emerson has retained the firm of Phillips Preiss Grygiel Leheny Hughes, LLC. (the "relocation consultant") to provide the relocation assistance and process the benefits for the businesses displaced by the Project to the extent required under law. The Borough of Emerson will make every effort to assist these businesses in finding comparable permanent replacement locations. In this effort, the Borough of Emerson's relocation consultant will provide the displaced businesses with the following relocation assistance:

1. The Borough of Emerson's relocation consultant will advise the displaced businesses of the provisions of the relocation statutes and regulations applicable to business displacements, verbally and in written form. The relocation consultant will inform the displaced businesses of their right to appeal the Borough of Emerson's determinations regarding relocation eligibility, assistance and benefits. Information regarding the procedure for filing an appeal will be provided to the displaced businesses in written form.
2. As requested by the displaced business, the Borough of Emerson's relocation consultant will establish contact with commercial realtor(s) familiar with Emerson and the surrounding region to identify potential relocation opportunities for these businesses. The consultant will coordinate contact between the displaced businesses and the realtor(s) to ensure that the displaced businesses receive appropriate services.
3. As requested by the displaced businesses, the Borough of Emerson's relocation consultant will identify appropriate local, State and federal resources that are available to provide advisory services and financial assistance to the displaced businesses, including as appropriate, the Small Business Administration and State agencies providing financing, employment and other business assistance resources and programs. In addition, as requested by the displaced businesses the Borough of Emerson's relocation consultant will identify any private sources of funding or financing for the businesses to be displaced, and arrange contact with these sources.
4. As requested by the displaced businesses, the Borough of Emerson's relocation consultant will assist the businesses to be displaced in identifying and obtaining the services of licensed movers that operate in the area, including making arrangements to obtain cost estimates. The consultant will assist the displaced businesses in coordination of the actual move and will expedite payment of the moving benefits.

5. As requested by the displaced businesses, the Borough of Emerson's relocation consultant will provide a preliminary review of land use issues related to potential replacement locations, including a review of zoning ordinances and other land use controls. In addition, the Borough of Emerson's relocation consultant will initiate contact with municipal officials and staff in replacement locations, as requested by the businesses.

6. The Borough of Emerson's relocation consultant will make every effort to expedite the payment of relocation benefits provided for under law in a timely manner to minimize the financial hardship to the displaced businesses. If appropriate, arrangements will be made for direct payment to movers of moving costs.

FORM 5 ESTIMATE OF RELOCATION COST

AGENCY Borough of Emerson

DISPLACEMENT PERIOD FROM July 2018 TO June 2019
 Month/Year Month/Year

A. PAYMENTS TO FAMILIES AND INDIVIDUALS						
Type of Payment	Families		Individuals		TOTAL	
	Number	Amount	Number	Amount	Number	Amount
1. Fixed Moving Expenses	0	\$0	0	\$0	0	\$0
2. Actual Moving Expenses	5	\$2,000	1	\$2,000	6	\$12,000
3. Rental Assistance – 1 st Year	5	\$4,000	1	\$4,000	6	\$24,000
4. Down Payment Assistance	0	\$0	0	\$0	0	\$0
5. Replacement Housing Payments	0	\$0	0	\$0	0	\$0
6. Previous Displacement Rental Assistance (Year 2)	0	\$0	0	\$0	0	\$0
7. Previous Displacement Rental Assistance (Year 3)	0	\$0	0	\$0	0	\$0
8. TOTAL						\$36,000

II. PAYMENTS TO BUSINESSES, NONPROFITS, AND FARMS								
TYPE OF PAYMENT	Business		Non-Profit		Farm		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1. Actual Moving Expenses	10	\$250,000	0	\$0	0	\$0	10	\$250,000
2. Actual Loss of Property	0	\$0	0	\$0	0	\$0	0	\$0
3. Payment in Lieu of Moving	0	\$0	0	\$0	0	\$0	0	\$0
4. TOTAL								\$250,000

Estimated cost of Relocation Payments for families and individuals	Block I, Line 8	\$ 36,000
Estimated cost of Relocation Payments for businesses, nonprofits, and farms	Block II, Line 4	\$250,000
Total Estimated		\$286,000

Form 5

The legally responsible agency named herein has appropriated, reserved, set aside or otherwise committed sufficient funds to cover the estimates reflected in this budget. The agency will not be seeking reimbursement from the State of New Jersey for the costs related to the relocation of the businesses as described in the WRAP.

The estimated business relocation costs shown in Form 5 are preliminary estimates solely for the purposes of the WRAP, and include the costs associated with the packing and transport of business inventory; the removal, packing and transport and reinstallation of office equipment, such as computers, telephone and security systems, all to the extent provided for under the Relocation Assistance Acts and Regulations. In addition, a sum has been allocated for payment of eligible professional and search expenses for businesses. However, the actual benefits and benefit amounts will be determined at the time of relocation.

The estimated residential relocation costs shown on Form 5 are preliminary estimates solely for the purposes of the WRAP and include an estimate of typical moving costs and assume payment of the maximum relocation benefit, as provided under the Relocation Assistance Acts and Regulations. However, the actual benefits and benefit amounts will be determined at the time of relocation.