

**B** Brigette Bogart  
Planning & Design Professionals LLC

Wyckoff Office (for mailing only)  
366 Harvey Court Wyckoff, NJ 07481  
201-485-8845

Midland Park Office  
648 Godwin Avenue, Suite 2 Midland Park, NJ 07432  
201-485-3365

June 25, 2015

**CERTIFIED MAIL, RRR AND REGULAR MAIL**

Mr. Yaghoob Pousty  
283 Grandview Avenue  
Suffern, NJ 10901-2902

Dear Mr. Pousty:

The Borough of Emerson will be issuing a Request for Proposals for the redevelopment of five (5) parcels of property located in the Borough's Redevelopment Zone. The Request is for properties designated by Block 419, Lots 6.01, 6.02, 8, 9 and 10. Our records indicate that you own one or more of these properties. A copy of this document may be obtained by emailing the Emerson Borough Clerk at [clerk@emersonnj.org](mailto:clerk@emersonnj.org) or you may pick one up in Borough Hall free of charge during regular business hours.

Improvement of the downtown shopping district continues to be a priority of this Administration. The shopping district has been stagnant for decades. The condition of Kinderkamack Road is simply unacceptable. We have partnered with the County of Bergen to redesign and improve Kinderkamack Road, a project that will commence in the Fall of 2015. I am sure you agree that improvement is both necessary and desirable.

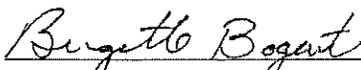
As a property owner, the Governing Body continues to give you every opportunity to develop your own property. Please feel free to contact me to discuss any plans or concepts that you might have for your property that are consistent with the existing 2006 Redevelopment Plan. The Plan document is available for your review on the Borough website: [www.emersonnj.org](http://www.emersonnj.org) (click on 'Redevelopment Plan', then click on the link for a complete copy of the original Redevelopment Plan). For your convenience, it is also available at the Emerson Public Library and the Office of the Municipal Clerk during regular business hours.

You may submit a formal response to the Request for Proposals for these five (5) lots. In the alternative, you may also submit whatever you would like us to see for your property alone. Please understand that although the Borough's preference is, and always has been, for individual owners to develop their own property, the Borough still may select one or more redevelopers to assist with Redevelopment, which would include your property. That decision will be made only after both existing owners and potential redevelopers have had an opportunity to present their proposals to the Mayor and Council.

Please contact me to discuss any questions you may have.

Thank you for your attention to this important correspondence.

Sincerely,

  
Brigette Bogart PP, AICP, CGW  
Borough of Emerson

cc: Emerson Borough Council

**B** Brigette Bogart  
**P** Planning & Design Professionals LLC

Wyckoff Office (for mailing only)  
366 Harvey Court Wyckoff, NJ 07481  
201-485-8845

Midland Park Office  
648 Godwin Avenue, Suite 2 Midland Park, NJ 07432  
201-485-3365

June 25, 2015

**CERTIFIED MAIL, RRR AND REGULAR MAIL**

Mr. Ron Ofeck, Esq.  
85 Main Street, Suite 204  
Hackensack, NJ 07601

Dear Mr. Ofeck:

The Borough of Emerson will be issuing a Request for Proposals for the redevelopment of five (5) parcels of property located in the Borough's Redevelopment Zone. The Request is for properties designated by Block 419, Lots 6.01, 6.02, 8, 9 and 10. Our records indicate that your client owns one or more of these properties. A copy of this document may be obtained by emailing the Emerson Borough Clerk at [clerk@emersonnj.org](mailto:clerk@emersonnj.org) or you may pick one up in Borough Hall free of charge during regular business hours.

Improvement of the downtown shopping district continues to be a priority of this Administration. The shopping district has been stagnant for decades. The condition of Kinderkamack Road is simply unacceptable. We have partnered with the County of Bergen to redesign and improve Kinderkamack Road, a project that will commence in the Fall of 2015. I am sure you agree that improvement is both necessary and desirable.

As a property owner, the Governing Body continues to give you every opportunity to develop your own property. Please feel free to contact me to discuss any plans or concepts that you might have for your property that are consistent with the existing 2006 Redevelopment Plan. The Plan document is available for your review on the Borough website: [www.emersonnj.org](http://www.emersonnj.org) (click on 'Redevelopment Plan', then click on the link for a complete copy of the original Redevelopment Plan). For your convenience, it is also available at the Emerson Public Library and the Office of the Municipal Clerk during regular business hours.

You may submit a formal response to the Request for Proposals for these five (5) lots. In the alternative, you may also submit whatever you would like us to see for your property alone. Please understand that although the Borough's preference is, and always has been, for individual owners to develop their own property, the Borough still may select one or more redevelopers to assist with Redevelopment, which would include your property. That decision will be made only after both existing owners and potential redevelopers have had an opportunity to present their proposals to the Mayor and Council.

Please contact me to discuss any questions you may have.

Thank you for your attention to this important correspondence.

Sincerely,



Brigette Bogart PP, AICP, CGW  
Borough of Emerson

cc: Emerson Borough Council

**B** Brigette Bogart  
Planning & Design Professionals LLC

Wyckoff Office (for mailing only)  
366 Harvey Court Wyckoff, NJ 07481  
201-485-8845

Midland Park Office  
648 Godwin Avenue, Suite 2 Midland Park, NJ 07432  
201-485-3365

June 25, 2015

**CERTIFIED MAIL, RRR AND REGULAR MAIL**

182 Emerson, LLC  
2312 East 3<sup>rd</sup> Street  
Brooklyn, NY 11223

Dear Sir or Madam:

The Borough of Emerson will be issuing a Request for Proposals for the redevelopment of five (5) parcels of property located in the Borough's Redevelopment Zone. The Request is for properties designated by Block 419, Lots 6.01, 6.02, 8, 9 and 10. Our records indicate that you own one or more of these properties. A copy of this document may be obtained by emailing the Emerson Borough Clerk at [clerk@emersonnj.org](mailto:clerk@emersonnj.org) or you may pick one up in Borough Hall free of charge during regular business hours.

Improvement of the downtown shopping district continues to be a priority of this Administration. The shopping district has been stagnant for decades. The condition of Kinderkamack Road is simply unacceptable. We have partnered with the County of Bergen to redesign and improve Kinderkamack Road, a project that will commence in the Fall of 2015. I am sure you agree that improvement is both necessary and desirable.

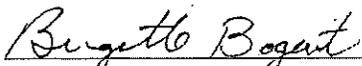
As a property owner, the Governing Body continues to give you every opportunity to develop your own property. Please feel free to contact me to discuss any plans or concepts that you might have for your property that are consistent with the existing 2006 Redevelopment Plan. The Plan document is available for your review on the Borough website: [www.emersonnj.org](http://www.emersonnj.org) (click on 'Redevelopment Plan', then click on the link for a complete copy of the original Redevelopment Plan). For your convenience, it is also available at the Emerson Public Library and the Office of the Municipal Clerk during regular business hours.

You may submit a formal response to the Request for Proposals for these five (5) lots. In the alternative, you may also submit whatever you would like us to see for your property alone. Please understand that although the Borough's preference is, and always has been, for individual owners to develop their own property, the Borough still may select one or more redevelopers to assist with Redevelopment, which would include your property. That decision will be made only after both existing owners and potential redevelopers have had an opportunity to present their proposals to the Mayor and Council.

Please contact me to discuss any questions you may have.

Thank you for your attention to this important correspondence.

Sincerely,



Brigette Bogart PP, AICP, CGW  
Borough of Emerson

cc: Emerson Borough Council

**B** Brigette Bogart  
**P** Planning & Design Professionals LLC

Wyckoff Office (for mailing only)  
366 Harvey Court Wyckoff, NJ 07481  
201-485-8845

Midland Park Office  
648 Godwin Avenue, Suite 2 Midland Park, NJ 07432  
201-485-3365

June 25, 2015

**CERTIFIED MAIL, RRR AND REGULAR MAIL**

182 Emerson, LLC  
176 Kinderkamack Road  
Emerson, NJ 07630

Dear Sir or Madam:

The Borough of Emerson will be issuing a Request for Proposals for the redevelopment of five (5) parcels of property located in the Borough's Redevelopment Zone. The Request is for properties designated by Block 419, Lots 6.01, 6.02, 8, 9 and 10. Our records indicate that you own one or more of these properties. A copy of this document may be obtained by emailing the Emerson Borough Clerk at [clerk@emersonnj.org](mailto:clerk@emersonnj.org) or you may pick one up in Borough Hall free of charge during regular business hours.

Improvement of the downtown shopping district continues to be a priority of this Administration. The shopping district has been stagnant for decades. The condition of Kinderkamack Road is simply unacceptable. We have partnered with the County of Bergen to redesign and improve Kinderkamack Road, a project that will commence in the Fall of 2015. I am sure you agree that improvement is both necessary and desirable.

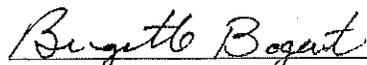
As a property owner, the Governing Body continues to give you every opportunity to develop your own property. Please feel free to contact me to discuss any plans or concepts that you might have for your property that are consistent with the existing 2006 Redevelopment Plan. The Plan document is available for your review on the Borough website: [www.emersonnj.org](http://www.emersonnj.org) (click on 'Redevelopment Plan', then click on the link for a complete copy of the original Redevelopment Plan). For your convenience, it is also available at the Emerson Public Library and the Office of the Municipal Clerk during regular business hours.

You may submit a formal response to the Request for Proposals for these five (5) lots. In the alternative, you may also submit whatever you would like us to see for your property alone. Please understand that although the Borough's preference is, and always has been, for individual owners to develop their own property, the Borough still may select one or more redevelopers to assist with Redevelopment, which would include your property. That decision will be made only after both existing owners and potential redevelopers have had an opportunity to present their proposals to the Mayor and Council.

Please contact me to discuss any questions you may have.

Thank you for your attention to this important correspondence.

Sincerely,



Brigette Bogart PP, AICP, CGW  
Borough of Emerson

cc: Emerson Borough Council

**B** Brigette Bogart  
Planning & Design Professionals LLC

Wyckoff Office (for mailing only)  
366 Harvey Court Wyckoff, NJ 07481  
201-485-8845

Midland Park Office  
648 Godwin Avenue, Suite 2 Midland Park, NJ 07432  
201-485-3365

June 25, 2015

**CERTIFIED MAIL, RRR AND REGULAR MAIL**

423 Main Street LLC  
1 Bay Court  
Paramus, NJ 07652

Dear Sir or Madam:

The Borough of Emerson will be issuing a Request for Proposals for the redevelopment of five (5) parcels of property located in the Borough's Redevelopment Zone. The Request is for properties designated by Block 419, Lots 6.01, 6.02, 8, 9 and 10. Our records indicate that you own one or more of these properties. A copy of this document may be obtained by emailing the Emerson Borough Clerk at [clerk@emersonnj.org](mailto:clerk@emersonnj.org) or you may pick one up in Borough Hall free of charge during regular business hours.

Improvement of the downtown shopping district continues to be a priority of this Administration. The shopping district has been stagnant for decades. The condition of Kinderkamack Road is simply unacceptable. We have partnered with the County of Bergen to redesign and improve Kinderkamack Road, a project that will commence in the Fall of 2015. I am sure you agree that improvement is both necessary and desirable.

As a property owner, the Governing Body continues to give you every opportunity to develop your own property. Please feel free to contact me to discuss any plans or concepts that you might have for your property that are consistent with the existing 2006 Redevelopment Plan. The Plan document is available for your review on the Borough website: [www.emersonnj.org](http://www.emersonnj.org) (click on 'Redevelopment Plan', then click on the link for a complete copy of the original Redevelopment Plan). For your convenience, it is also available at the Emerson Public Library and the Office of the Municipal Clerk during regular business hours.

You may submit a formal response to the Request for Proposals for these five (5) lots. In the alternative, you may also submit whatever you would like us to see for your property alone. Please understand that although the Borough's preference is, and always has been, for individual owners to develop their own property, the Borough still may select one or more redevelopers to assist with Redevelopment, which would include your property. That decision will be made only after both existing owners and potential redevelopers have had an opportunity to present their proposals to the Mayor and Council.

Please contact me to discuss any questions you may have.

Thank you for your attention to this important correspondence.

Sincerely,

  
Brigette Bogart PP, AICP, CGW  
Borough of Emerson

cc: Emerson Borough Council

# B Brigette Bogart

## P Planning & Design Professionals LLC

Wyckoff Office (for mailing only)  
366 Harvey Court Wyckoff, NJ 07481  
201-485-8845

Midland Park Office  
648 Godwin Avenue, Suite 2 Midland Park, NJ 07432  
201-485-3365

June 24, 2015

**CERTIFIED MAIL, RRR AND REGULAR MAIL**

Ms. Debbie Agnello  
6 Baird Drive  
Denville, NJ 07834

Dear Ms. Agnello:

The Borough of Emerson will be issuing a Request for Proposals for the redevelopment of five (5) parcels of property located in the Borough's Redevelopment Zone. The Request is for properties designated by Block 419, Lots 6.01, 6.02, 8, 9 and 10. Our records indicate that you own one or more of these properties. A copy of this document may be obtained by emailing the Emerson Borough Clerk at [clerk@emersonnj.org](mailto:clerk@emersonnj.org) or you may pick one up in Borough Hall free of charge during regular business hours.

Improvement of the downtown shopping district continues to be a priority of this Administration. The shopping district has been stagnant for decades. The condition of Kinderkamack Road is simply unacceptable. We have partnered with the County of Bergen to redesign and improve Kinderkamack Road, a project that will commence in the Fall of 2015. I am sure you agree that improvement is both necessary and desirable.

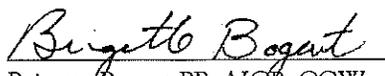
As a property owner, the Governing Body continues to give you every opportunity to develop your own property. Please feel free to contact me to discuss any plans or concepts that you might have for your property that are consistent with the existing 2006 Redevelopment Plan. The Plan document is available for your review on the Borough website: [www.emersonnj.org](http://www.emersonnj.org) (click on 'Redevelopment Plan', then click on the link for a complete copy of the original Redevelopment Plan). For your convenience, it is also available at the Emerson Public Library and the Office of the Municipal Clerk during regular business hours.

You may submit a formal response to the Request for Proposals for these five (5) lots. In the alternative, you may also submit whatever you would like us to see for your property alone. Please understand that although the Borough's preference is, and always has been, for individual owners to develop their own property, the Borough still may select one or more redevelopers to assist with Redevelopment, which would include your property. That decision will be made only after both existing owners and potential redevelopers have had an opportunity to present their proposals to the Mayor and Council.

Please contact me to discuss any questions you may have.

Thank you for your attention to this important correspondence.

Sincerely,



Brigette Bogart PP, AICP, CGW  
Borough of Emerson

cc: Emerson Borough Council

# B Brigette Bogart

---

## B Planning & Design Professionals LLC

Wyckoff Office (for mailing only)  
366 Harvey Court Wyckoff, NJ 07481  
201-485-8845

Midland Park Office  
648 Godwin Avenue, Suite 2 Midland Park, NJ 07432  
201-485-3365

June 25, 2015

**CERTIFIED MAIL, RRR AND REGULAR MAIL**

182 Emerson, LLC  
182 Kinderkamack Road  
Emerson, NJ 07630

Dear Sir or Madam:

The Borough of Emerson will be issuing a Request for Proposals for the redevelopment of five (5) parcels of property located in the Borough's Redevelopment Zone. The Request is for properties designated by Block 419, Lots 6.01, 6.02, 8, 9 and 10. Our records indicate that you own one or more of these properties. A copy of this document may be obtained by emailing the Emerson Borough Clerk at [clerk@emersonnj.org](mailto:clerk@emersonnj.org) or you may pick one up in Borough Hall free of charge during regular business hours.

Improvement of the downtown shopping district continues to be a priority of this Administration. The shopping district has been stagnant for decades. The condition of Kinderkamack Road is simply unacceptable. We have partnered with the County of Bergen to redesign and improve Kinderkamack Road, a project that will commence in the Fall of 2015. I am sure you agree that improvement is both necessary and desirable.

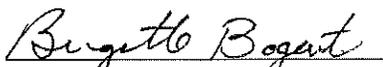
As a property owner, the Governing Body continues to give you every opportunity to develop your own property. Please feel free to contact me to discuss any plans or concepts that you might have for your property that are consistent with the existing 2006 Redevelopment Plan. The Plan document is available for your review on the Borough website: [www.emersonnj.org](http://www.emersonnj.org) (click on 'Redevelopment Plan', then click on the link for a complete copy of the original Redevelopment Plan). For your convenience, it is also available at the Emerson Public Library and the Office of the Municipal Clerk during regular business hours.

You may submit a formal response to the Request for Proposals for these five (5) lots. In the alternative, you may also submit whatever you would like us to see for your property alone. Please understand that although the Borough's preference is, and always has been, for individual owners to develop their own property, the Borough still may select one or more redevelopers to assist with Redevelopment, which would include your property. That decision will be made only after both existing owners and potential redevelopers have had an opportunity to present their proposals to the Mayor and Council.

Please contact me to discuss any questions you may have.

Thank you for your attention to this important correspondence.

Sincerely,



Brigette Bogart PP, AICP, CGW  
Borough of Emerson

cc: Emerson Borough Council