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May 8, 2007

HAND DELIVERED

Mr. Farouk Ahmad, P. E.
Department of Planning and
Economic Development
One Bergen County Plaza
Hackensack, NJ 07601-7076

Dear Mr. Ahmad:

As you are aware, the Borough of Emerson is pursuing a Redevelopment of its Central Business District. The Mayor and Council are considering three (3) prospective developers as responsible and qualified candidates in response to the borough's request for proposals and a decision to choose one of them will be made on May 15th.

Your input would be helpful. I hope that with your experience and some background knowledge of each candidate's proposal, you or your staff might provide some thoughtful insight to our governing body at this very critical stage of the Redevelopment process.

On behalf my constituents, I would be remiss not to seek your department's advice as an element of due diligence at this all important juncture in pursuit of our goal to create a safer, more vibrant shopping and pedestrian-friendly Emerson. Please review the key points of each developer's presentation provided below and kindly respond at your earliest convenience with your professional opinion and recommendations. I have also enclosed sections of their original proposals to further assist you.

Millennium Homes

- 1 300 new housing units of one and two bedroom condominiums
- 2 113,400 square feet of commercial (retail and office) space
- 3 Incorporates the importance of a "gateway" to the Borough from both north and south on Kinderkamack Road
- 4 Emphasis is on community access, hiding the automobile, and open public spaces
- 5 Maximum building height is 3 stories
- 6 Major roadway improvements along Kinderkamack Road including a new traffic light at Ackerman Avenue, construction of dedicated turning lanes and the relocation of the train stop to the intersection of Locust Avenue and the rail line.

"THE FAMILY TOWN"

- 7 New parking will be provided behind or below the new mixed-used structures

Atkins Companies

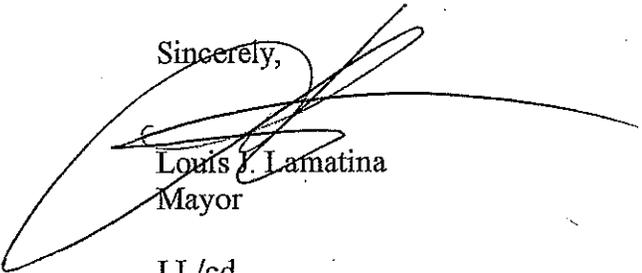
- 1 Phased North and South approach to the borough's conceptual Redevelopment Plan
- 2 Effort focused mainly on areas immediately adjacent to the existing train station with signature landmark buildings consisting of ground floor retail and upper floor residential at the corner of Linwood Avenue and Kinderkamack Road
- 3 Relocation of existing train station
- 4 South Phase (South of Linwood Ave.): 70 -80 residential units, 34,000 sq. ft. – 48,00 sq. ft commercial space
- 5 North Phase (north of Linwood): 65-85 residential units, 11,000 sq. ft – 13, 000 sq. ft. of commercial space
- 6 Surface parking lots behind buildings with on-street parking solutions
- 7 Do not foresee the need for a parking structure in the initial phases of the redevelopment.
- 8 Building heights in scale with character of Emerson and existing historic buildings

Hekemian

- 1 Retail-76,350 sq. ft.
- 2 Office-8,450 sq. ft.
- 3 Residential-305 units
- 4 Commuter Parking-120 spaces
- 5 Overall Parking-739 space
- 6 Major Parking structure between Thomas Street and Linwood Avenue across from the train station .
- 7 Building Height: 2-4 ½ stories
- 8 New train station
- 9 Streetscape

I appreciate your prompt attention to this request and look forward to your reply.

Sincerely,



Louis J. Lamatina
Mayor

LL/cd

Enclosures

C: Borough Council
P. Boggia, Borough Attorney
J. Scarpa, Borough Administrator