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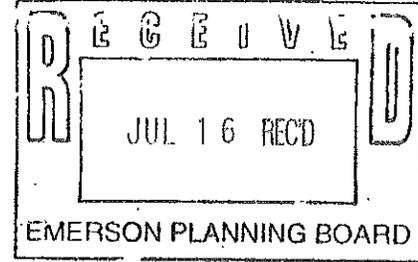
MUNICIPAL PLACE  
EMERSON, NJ 07630

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July 14, 2009

[www.EmersonNJ.org](http://www.EmersonNJ.org)

Burgis Associates  
Mr. Joseph Burgis  
25 Westwood Avenue  
Westwood, NJ 07675



Dear Mr. Burgis,

At the Mayor and Council meeting of July 7, 2009, a vote was taken and unanimous approval given to accept certain proposed changes to both the current redevelopment plan and zone designation (see attached).

In light of economic conditions and recent events, the governing body recognizes the unlikely prospect of a single developer providing a comprehensive renewal of our downtown.

Therefore, please note the changes suggested in the redevelopment plan document related to comprehensive redevelopment and four story construction. In fact, it is the consensus of the governing body that if heights of buildings in the study area were limited to our present residential zoning standards of no greater than two and one-half stories or 35' maximum, it might still be possible for property owners and merchants to comply with all other aspects of the redevelopment plan profitably.

However, we must exclude applicants that currently or in the immediate future, are likely to appear before the governing body or planning board with plans already prepared to show three story construction. Therefore, would it be possible to include an exception for applicants with plans submitted, either formally or informally, to either body if filed before October 1, 2009?

It is also the hope of the governing body that you limit your review and efforts specifically to the changes suggested to minimize the additional planning expenses. It is not our intention at this time to rethink the entire plan or designation, but to make realistic changes and remove properties unlikely to redevelop in the near future.

However, please note that properties removed from the designated zone will be required to enter into agreement with the Borough to comply with the plan's requirements related to appearance, streetscape, sidewalks, and parking.

**"THE FAMILY TOWN"**

June 22, 2009

Please note changes to original submission based on further review.

Redevelopment Plan Proposed changes

Page 1. update planning board and council members and any change in positions. Also note change of board attorney and engineer.

Page 2. update total area and number of tax lots based on lots and blocks removed and added as a result of changes to the designation area.

Page 3. Section 3.2 #1 change to "Work with NJ Transit to improve access to mass transit.  
Section 3.2 #5 eliminate #5

Page 5. Section 4.0; incorporate changes to COAH regulations adopted last year.

Section 5.0 Eliminate the second sentence starting with "The plan provides...". The third sentence, take out "In one instance" and begin the sentence with "It sets forth...". Take out entire sentence that begins with "In the second instance.....". Change sentence that begins with "Both approaches" to "This approach..".

Page 7. First paragraph, remove the sentence which begins with " The second design concept". Last paragraph Two and three stories only. Remove "and in some cases 4 stories".

Page 14. Section 290-65 B#2 Add "Allow tables to remain out overnight if not on or blocking a public sidewalk.

Page 15. Note under height allowances the notation "4" allowing additional height and remove this.

Page 16. Remove notation "4", third line from top of page

Page 17. Section 3E; remove entire section.

Page 20. FYI Only: Note, parking requirement may be reduced by 10% for single lots.

Page 23. FYI Only: Note section B.7; mixed use lots can reduce parking requirements by 25%

Page 24. FYI Only: Note existing building in blocks 419 and 422 can possibly be incorporated into the new construction without the need for the tenants to close or relocate.

Page 25. Section 6.5; eliminate the last sentence

Page 29. Leave in. Does not show any four story construction.

Page 30. update current tenant's names. ie, Emerson Pharmacy.

Page 32. Remove this page entirely

05/21/2009

Redevelopment Designation: Lots to Remove from designated area

Note: All lots to be removed only upon entering into agreement to perform necessary streetscape, landscape, and lighting improvements.

Page A-5. Block 412 Lot 5

Page A-18. Block 422 Lots 10 & 11. (Possibly LEAVE-IN - FOR PARKING CONNECTIONS "BOSTON MARKET"

Page A-21 Entire Block 603. All lots #2, 3, 4, 5, 6.

Page A-24 Block 606 Lots 3&4

Page A-28 Block 610&613 Lots 5.01, 5.02, 6

Page A-29 Block 610 Lot 7 (LINCOLN MERCURY. POSSIBLY LEAVE-IN AS SOME AFFORDABLE HOUSING

Page A-30 Block 610 & 613 Lots 9.02, 10

Page A-31 Block 610 & 613 Lots 1 & 2

Page A-32 Block 615 Lot 1

Page A-36 Block 616 Lot 19

Page A-37 Block 616 Lots 22, 23, 24 (GEBBIA "Lot 22" ALREADY OUT" CHERRY PICKING AUTO USES TO

Pages A-43 & A-44, Remove Bland Street or just one side of Bland Street (note lots)

Page A-50 Block 405 Lot 3.01

LEAVE-IN  
ALL BLAMP STREET ALREADY OUT

