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December 8, 2008

www.EmersonNJ.org

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Dear Sir or Madam:

I am pleased to inform you of another opportunity to engage in an open dialogue with the Borough's Redevelopment Subcommittee in regard to Redevelopment here in Emerson and how it affects you as a property owner.

Improvement of our downtown shopping district continues to be a priority of this Administration. Our shopping district has been stagnant for decades. The condition of Kinderkamack Road is simply unacceptable. We contemplate widening the road in partnership with the County of Bergen to accommodate a center turn lane with tandem on-street parking on Kinderkamack Road from Linwood Avenue to Lincoln Boulevard. In addition, the dangerous and convoluted intersection on Kinderkamack Road from Linwood Avenue south to Ackerman Avenue must be restructured. I am sure you agree that improvement is both necessary and desirable.

We are well into the process of "re-designating" a Redevelopment zone. The existing Redevelopment zone was designated in 2003 and that designation remains in full force and effect. However, recent court decisions made it prudent for the Borough to re-notice all potentially affected property owners and hold the required hearings before the Planning Board to determine if the area remains an area in need of Redevelopment. Those hearings were concluded on December 4, 2008, with a majority of the Planning Board voting to accept our Planner's recommendations and to recommend to the Mayor and Council that the municipality accepts the designation. The initial redevelopment area was re-designated, and additional properties were added to the recommendation.

Redevelopment is now returned to the Mayor and Council for a decision on this recommendation. I will urge the governing body to allow for a period of interaction with the property owners in the redevelopment zone before we address the Planning Board's recommendation. In light of Millennium Homes losing its designation as Emerson's "preferred redeveloper", we can now continue a dialogue with you and give you an opportunity to informally discuss any plans you might have to redevelop your own property. As I have explained during the past few months, it was not proper or advisable to discuss Redevelopment with individual property owners while Millennium remained in place. That impediment has now been removed.

I invite you to contact us 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 (click on

"THE FAMILY TOWN"

'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.

Quite simply, we want to hear from you, as a stakeholder, as to what you would like to see accomplished with Redevelopment. Please understand that in formulating your ideas and potential plans, you must take into account the contemplated infrastructure improvements and streetscape design of the existing Plan, especially the revisions to Kinderkamack Road.

The submission of formal plans or even drawings is not required at this time, although you are free to submit whatever you would like us to see. Rather, I see this process as an effort to discuss what you have in mind and to assist you in moving forward.

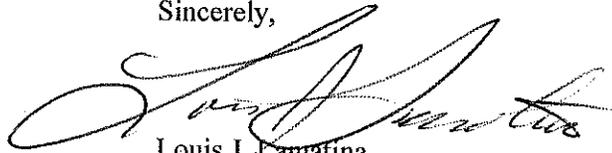
Essentially, the intent is to give you a "head start" before a formal Request for Proposals (RFP) is published and disseminated to the general public. We anticipate that the new RFP will not be published until early next year, so you will now have a period of time to talk with Borough officials to explore redeveloping your own property.

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. That decision will be made only after the RFP is published next year, and both existing owners and potential redevelopers have had an opportunity to present their proposals to the Mayor and Council.

Please contact Carol Dray, our Borough Clerk, at 201-262-6086 to set up an appointment with our Redevelopment Subcommittee at a mutually agreeable time to discuss any questions you may have or when you are ready to provide submittals for the Borough's review.

Thank you for your attention to this important correspondence.

Sincerely,



Louis J. Camatina
Mayor
Borough of Emerson

cc: Emerson Borough Council
Philip Boggia, Esq.
Emerson Planning Board
Chris Martin, Esq.
Mr. Joseph Burgis