Emerson extends redevelopment map

Issues a revised request for proposals

In September, the borough rejected a proposal from a Paramus-based developer who wanted to build a four-story building on the parcels near the intersection of Kinderkamack Road and Linwood Avenue – except for two properties that have already been redeveloped by individual owners.

An attempt last year to find options to redevelop that area included only five parcels of land near the northwest intersection of Linwood Avenue and Kinderkamack Road.

In addition, the borough created a mockup of what officials would like to see built in the new 9-acre area. The mockup includes two buildings – one on Kinderkamack Road that is three stories tall, and a four-story structure that would sit behind an existing building – and a parking garage. The borough would like commercial stores to occupy the ground floor of the buildings, with residential units above.

In addition, any developer the borough selects would need to have a plan that would limit "any disturbance" to current businesses that operate in the area, according to the RFP.

Feb. 23 deadline

The Borough Council voted 4-2 last week to circulate the RFP. Councilwoman Danielle DiPola said she voted against the proposal because it states that the use of eminent domain was listed as a possibility.

The borough set a deadline of Feb. 23 for developers to submit proposals. After that, bidders will be invited to answer questions at a council meeting. The council will then vote on one plan, which would allow the developer to begin attempting to acquire the properties – which include an electronic cigarette store, a barber shop, a nail salon, a liquor store and the borough's ambulance building.

The plan to redevelop Emerson's downtown dates back to 2006, when the council designated nearly 20 acres along Kinderkamack Road as an "area of redevelopment." (The Record)