

## LAND USE BOARD OF THE BOROUGH OF EMERSON

### RESOLUTION APPOINTING PLANNER

**WHEREAS**, the Land Use Board of the Borough of Emerson, County of Bergen and State of New Jersey, requires the professional services of a professional planner for the calendar year 2026, which shall include but not be limited to the following: serve as professional planning consultant to the Land Use Board; attend all meetings of the Land Use Board as requested; advise the Land Use Board on all planning matters under its jurisdiction; be available for consultation at all reasonable times; represent the Land Use Board as its Professional Planner pursuant to N.J.S.A. 40:55D-24; review applications and plans as requested; prepare special reports, plans, studies, applications, and similar work, as requested; testify on behalf of the Land Use Board before commissions, agencies and courts of the State of New Jersey, as requested; and

**WHEREAS**, this appointment is within the statutory authority of the Land Use Board pursuant to N.J.S.A. 40:55D-24;

**WHEREAS**, the Certified Municipal Financial Officer has certified that funds are available in the 2026 Budget for the services of the Planner and funds for certification are being made available and certified against the appropriation for the Land Use Board-Other Expenses, in appropriate escrow accounts;

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Borough of Emerson, County of Bergen, and State of New Jersey, as follows:

1. Caroline Reiter, P.P., AICP of T & M Associates, Professional Engineers & Planners, 400 Broad Acres Drive, Ste. 250, Bloomfield, NJ 07003, is hereby appointed as the Professional Planner to the Land Use Board of the Borough of Emerson for the year 2026 through the date of the Reorganization meeting in 2027 pursuant to the terms of this Resolution.

2. The Chairman and the Land Use Board Secretary are authorized to sign this resolution of appointment, in accordance with the following terms and conditions:

A. Term: for the year 2026 through the date of the Reorganization meeting in 2027

B. Services: Professional planning services as above enumerated.

C. Compensation: Payment for services rendered is as set forth in the Request for Qualifications for Professional Planning Services for the Borough of Emerson, in accordance with the Ordinances of the Borough of Emerson, and in accordance with the fair and open process for requests for proposals.

3. The Land Use Board Secretary, in accordance with the provisions of N.J.S.A. 40A:11-5 (1)(a)(l), is directed to publish a notice once in The Record stating the nature of this agreement.

4. The Land Use Board Secretary shall make copies of this Resolution available for public inspection at the Municipal Building, 146 Linwood Avenue, Emerson, New Jersey, during regular business hours.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Borough of Emerson, that Caroline Reiter, P.P., of T & M Associates, is hereby appointed to the position of Planner to the Land Use Board of the Borough of Emerson for the for the year 2026 through the date of the Reorganization meeting in 2027; and be it

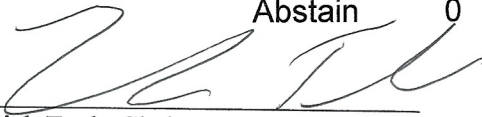
**FURTHER RESOLVED** that a copy of this Resolution be incorporated into the minutes of this meeting and be forwarded to the Department of Finance and/or the Clerk of the Borough of Emerson.

Introduced by:        **Councilwoman Ciolino**

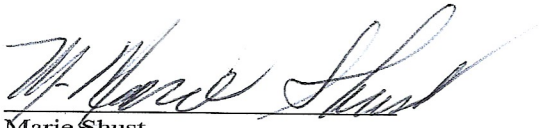
Seconded by:        **Vice Chairman Khiami**

Roll Call:

Ayes	9
Nays	0
Abstain	0

  
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Rich Taub, Chairman  
Emerson Land Use Board

I hereby certify that this is a true copy of the Resolution of the Emerson Land Use Board, Bergen County adopted January 22, 2026.

  
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Marie Shust  
Land Use Board Secretary