



BOROUGH OF EMERSON

Borough Council Meeting

FINAL AGENDA

MAYOR:
Danielle DiPaola

BOROUGH COUNCIL:
Ashley Rice, *President*
Nicole Argenzia
Megan Ciolino
O'Neil Ellis
Ashley Sayers
Michael Timmerman

Phone: (201) 262-6086
Website: www.emersonnj.gov

March 16, 2026 – 8:00 p.m.

Meetings are open to the public in-person and official formal action may be taken. For those members of the public who wish to view the meeting but choose not to attend in-person, this meeting will be live streamed on YouTube via a link on the Borough website, www.emersonnj.gov. The YouTube link is for viewing purposes only and is not interactive.

[Link to view the March 16, 2026 Meeting on YouTube.](#)

Please turn off your cell phone ring tone. In the case of a fire, follow the fire exit signs above the doors to your right and left in the Borough Council Chambers and exit calmly.

CALL TO ORDER

Mayor Danielle DiPaola Presiding

- Open Public Meeting Act Announcement
- Pledge of Allegiance
- Moment of Silence

ROLL CALL

EXCUSED ABSENCE OF GOVERNING BODY MEMBER(S)

PROCLAMATIONS AND CITATIONS

Mayor Danielle DiPaola

APPOINTMENTS & RESIGNATIONS

MINUTES FOR APPROVAL

Borough Council

- March 3, 2026 Regular Meeting
- March 3, 2026 Closed Session (not available for release to the public)

CORRESPONDENCE

Borough Council

FINANCIAL BUSINESS (Bills List)

Borough Council

- **102-26:** Approval of March 16, 2026 Bills List

UNFINISHED BUSINESS

Borough Council

NEW BUSINESS

Borough Council

ADOPTION OF ORDINANCES *Borough Council*

- **1712-26:** An Ordinance Amending Borough Code to Include a New Zone District, the RC Overlay Zone
- **1713-26:** An Ordinance Amending Borough Code to Include a New Affordable Housing and Development Fee Ordinance.
- **1714-26:** An Ordinance to revise the required affordable set-aside in the Multifamily Residential Affordable Housing Overlay Zone

INTRODUCTION OF ORDINANCES *Borough Council*

REPORTS

- Mayor and Council
- Borough Administrator
- Borough Engineer
- Borough Attorney
- Borough Clerk

OPEN FOR PUBLIC COMMENT *General Public*

- *Members of the public are welcome to speak on any topic by coming to the table and stating your name for the record. In the interest of time, speakers are limited to three (3) minutes. In consideration of all who may wish to speak, please keep your comments brief and concise.*

Matters listed below are considered routine and will be enacted by one (1) motion of the Borough Council and one (1) roll call vote. There will be no separate discussion of these items unless a Borough Council member requests an item be removed for consideration.

RESOLUTIONS (CONSENT AGENDA) *Borough Council*

- 103-26:** Authorize Shared Services Agreement with the Borough of Westwood for Emerson Volunteer Ambulance Corps Ambulance
- 104-26:** Appointing Mechanics for the Emerson Volunteer Fire Department
- 105-26:** Adopt Purchasing Policies and Procedures Manual
- 106-26:** Authorize Grant Submittal to Senator Andy Kim for the FY 2027 Congressionally Directed Spending Program for the Borough of Emerson Volunteer Fire Department Elevator Installation Project
- 107-26:** Authorize Grant Submittal to Senator Andy Kim for FY 2027 Congressionally Directed Spending Program for the West End Drainage Phase II Improvements Project
- 108-26:** Authorize Use Agreement Between the Borough of Emerson and Church of the Assumption for Use of Facilities for Summer Camp Program
- 109-26:** Appointment of Ian Murphy as Probationary Firefighter for the Emerson Volunteer Fire Department effective March 16, 2026
- 110-26:** Waive Emerson Health Department Special Event/Temporary Food License Fee for the 2026 Mayor’s Wellness Campaign Events and Programs

- 111-26:** Approve Usage of the Emerson Senior Center on April 12, 2026 for the Philip Morgan Foundation/American Red Cross Blood Drive
- 112-26:** Authorize Grant Submittal to State of New Jersey Department of Community Affairs Local Efficiency Achievement Program (LEAP) Grant for the Department of Public Works Fuel Tank Replacement Project
- 113-26:** Authorize Grant Agreement with Bergen County for Local Arts Regrant Program
- 114-26:** Authorize Grant Submittal to Senator Cory Booker for FY 2027 Congressionally Directed Spending Program for the West End Drainage Phase II Improvements Project
- 115-26:** Authorize Grant Submittal to Senator Cory Booker for the FY 2027 Congressionally Directed Spending Program for the Borough of Emerson Volunteer Fire Department Elevator Installation Project
- 116-26:** Adopt Fourth Round Affordable Housing Spending Plan
- 117-26:** Adopt Affirmative Marketing Plan for Affordable Housing Units

CLOSED EXECUTIVE SESSION

- 118-26:** Authorization to Enter into Closed Session and Exclude the Public
 - Personnel (N.J.S.A 10.4-12b (8))
 - Contract Negotiations (N.J.S.A 10.4-12b (4))
 - Pending or Anticipated Litigation (N.J.S.A 10.4-12b (7))

The Borough reserves the right to return to Open Session and, if appropriate, take official action.

RECONVENE

ADJOURNMENT