

Valero station proposes redevelopment

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BY TOM CLANCEY
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EMERSON

The borough's land use board may soon hear plans for the redevelopment of the Valero station located at Kinderkamack Road and Linwood Avenue.

The Emerson Mayor and Council unanimously agreed that the redevelopment proposal was consistent with the borough's redevelopment plan at a May 5 meeting.

Owner Robert Obernauer and his attorney Russell Huntington told the governing body the plan would reconfigure the property and add a two-story mixed-used building with two retail locations on the first floor and apartments on the second floor. Huntington told the governing body that the site would be made to look new while accommodating one 2,200 square foot retail location and another 1,000 square foot retail space, both to be located on the eastern portion of the property.

Obernauer said he is in nego-

tiations with Street Corner, a franchise for high-end convenience stores. He plans to operate the building and the gas station himself, as he currently does. The plan calls for five gas pumps under a canopy.

The governing body approved the proposal as being consistent with the borough's redevelopment plan, pending review by the land use board. Huntington said he did not believe any variances will be required, but all parties must confer with Borough Planner

Brigitte Bogart to be sure.

The mayor and council also mandated that the station must close its ingress at the corner of Kinderkamack Road and Linwood Avenue, with governing body members saying it is currently a dangerous corner.

Mayor Louis J. Lamatina said the redevelopment plan calls for mixed use building with retail on the ground level and up to two stories of residential, saying the proposal is in compliance. Council President Scott Rivers said it was a positive project for the borough's downtown.

"I think it looks fantastic. I really appreciate your investment

in the town," said Rivers. "I would absolutely support this going to the land use board."

The borough's redevelopment plan has enticed individual property owners to improve properties in the borough's downtown after being adopted in 2006. Next to the Valero station on Emerson Plaza East are two redeveloped buildings, the Emerson Grand and the former Tool Chest site. Huntington said the Valero proposal will include a 10-foot landscape buffer around the property and will continue to allow access to a service road on the rear of the new developments that serves the properties.

RIVER VALE

TRAFFIC ALERT: RIVERVALE ROAD

The River Vale Police Department is advising residents and travelers that PSE&G will be upgrading the telephone poles and circuits along Rivervale Road from Piermont Avenue to

Old Tappan Road beginning Monday, May 11.

The project is expected to last for 8 weeks. Police officers will be on site directing traffic. Anticipate delays.

Why the hold up in Westwood's Schools?

The WEA's contract...

Sorry!
This deal is now **expired**

The WEA was **READY** to negotiate on October 14, 2013.

The WEA had to repeatedly **EXPLAIN** its position to the Board of Ed. because so much time had elapsed between meetings.

The WEA was prepared to settle **BEFORE** the new Superintendent arrived.

The WEA moved from mediation to **FACT-FINDING** to settle the contract quickly.

The Westwood Board of Education has worked to the negotiations process.

The Board of Ed. did NOT schedule a meeting until February 10, 2014.

4 months later!

The Board of Ed. **CANCELLED** 3 meetings before the contract expired.

The Board of Ed. could NOT meet their own, self-imposed deadline; instead declaring impasse, then **DELAYING** to file the paperwork.

The Board of Ed. failed to provide information that was **LEGALLY REQUIRED** to be shared.

Tell the Board of Education...

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Sun. May 17 from 12:00 to 3:00

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