

BOROUGH OF HIGHLAND PARK  
REGULAR MAYOR & COUNCIL MEETING  
SEPTEMBER 20, 2016 - 7:30 PM

A Regular Meeting of the Highland Park Mayor and Council was held in the Senior/Youth Recreation Center, 220 South 6th Avenue, on Tuesday September 6, 2016 and was called to order by Mayor Brill Mittler at 7:35 PM. Mayor Brill Mittler read the Open Public Meetings Statement.

Present: Mayor Brill Mittler; Councilpersons Erickson, Fine, Foster-Dublin, Walsh, Welkovits; Borough Attorney Schmierer; Borough Administrator Kovach; Borough Clerk Hullings.

Absent: None.

Presentation by Verizon Fios (Mayor). – None.

Mayor Brill Mittler asked the Council members to present their reports.

Councilman Erickson reported that the Digital Data Task Force met again and they have made some initial plans that will pay off in the long run.

Councilman Walsh reported that the Arts Walk was a huge success. He thanked John Marron, Stacy and everyone at Main Street Highland park who helped make it a great success. The kick off was at Tiger Arts, they headed up to Over the Moon Toys and then down Raritan Avenue and back up Raritan Avenue to Pino's where they had an amazing reception with musicians playing throughout the night. For those who missed it, you will have an opportunity to see these artists' work and more at Arts in the Park on Sunday. The Arts Commission is working to support Rise Up as One, a music/poetry concert in Highland Park on November 12<sup>th</sup>. It is a social justice concert, featuring marginalized voices. They are also working on getting a grant from the Middlesex County Cultural and Heritage Commission. The grant is for a solo show workshop run by Pandora Scooter. There will be an Improv Workshop for Teens and Seniors in mid-November to mid-December. They are working on a storytelling night entitled, "How I Got to Highland Park" and will announce the date and venue soon. There will be a history of funk presentation at Pino's on October 15<sup>th</sup> at 8:00 PM presented by Who is my Neighbor. Freeholder Rios joined the seniors for lunch. Accompanying him was a representative from the County Office of Community Services who discussed various programs and opportunities available for seniors and veterans. The Highland Park Veteran's Day Parade will be on November 11<sup>th</sup>. This is an important opportunity to remember and honor our service women and men and the sacrifices they made to our country.

Councilman George reported that he donated \$29 to HP Gives a Hoot. Main Street Highland Park will hold their Board meeting on September 21<sup>st</sup> and he will seek their input on parking. The Arts in the Park event will be held on September 25<sup>th</sup>. There will be a Taste of Highland Park event on October 9<sup>th</sup> on North 4<sup>th</sup> Avenue, where restaurants bring out their wares and demonstrate them. The Parking Study Group will be meeting next week and continuing with implementation of parking utilization study. They came up with method of using smart phones and transferring data to determine turnover on the street. He recently went out on patrol with Lt. Panichella to survey parking on the Avenue. The Board of Adjustment appointed Roger Thomas as their new Attorney and his first meeting will be next week. The Planning Board resumed discussion at their meeting last Thursday about area in need of rehabilitation.

Councilman Fine – no report.

Councilwoman Foster-Dublin reported that October is Fire Prevention Month and that is when we turn back the clocks. The Fire Department will go to the schools and teach about fire safety and hold an open house. Operation Take Back Medicine drop off will be on October 22<sup>nd</sup> and October 23<sup>rd</sup> from 1:00 to 2:00 PM at the Senior Center. The Public Safety Committee will be meeting on Thursday to review safety measures in town.

Councilwoman Welkovits thanked Ballard Hutkin at Century 21 and Main Street Highland Park for another successful town wide garage sale. It's a great opportunity for exercise. She and her husband each clocked 15,000 steps on Saturday. There is North Side and Triangle bulk pickup tomorrow morning and South Side pickup next Wednesday. She reminded residents to be respectful of your neighbor and the people that walk through town. Only place your bulk items out the evening before pickup. She walks her children back and forth 5 to school and notices that people leave out free items for anyone to take. She asked that they not do that as those items become trash. She has noticed that leaves have been falling early due to the dry weather. The Borough is not yet picking up leaves. Leaf bags will be available in October and leaf pickup will start in November. Do not place leaf bags out for collection until that time. PSE&G will be working in Highland Park to replace approximately 2 miles of older gas pipes with new, durable plastic and/or coated steel piping, ensuring continued safe, clean and reliable gas system well into the future. The new pipes will improve reliability, reduce the possibility of methane leaks, and enable the installation of excess flow valves on service lines. These valves dramatically reduce gas flow if a pipe is damaged. The elevated pressure of the new gas mains will also provide better support for high-efficiency appliances like furnaces and water heaters. Work will proceed Monday through Friday, 8AM-5PM. Notices are posted listing the affected streets. As we strive to be more sustainable and better protect our environment, we want to help our residents convert to solar power for their homes or business buildings. We are proud to have been selected as 1 of 3 communities to pilot a new program in New Jersey. We are partnering with Energy Sage, an online marketplace and educational resource to help residents list their homes to find competitive quotes and answer any questions on solar. The kick off to this campaign will begin this weekend at the Arts in the Park event.

Borough Administrator Kovach – no report.

Borough Attorney Schmierer – no report.

MAYOR AND COUNCIL REGULAR MEETING  
SEPTEMBER 20, 2016

Mayor Brill Mittler reported that earlier today Borough hall was evacuated due to a liquid chemical found in the men's room. The chemical was not toxic or corrosive, but they relocated the meeting to this building as a precaution. This Arts in the Park event will be on September 25<sup>th</sup> followed in the evening by the Concert Across America to end Gun Violence at the Reformed Church of Highland Park at 7:00 PM. She thanked Councilman George for his support of the HP Gives a Hoot Group. Donations for this group will also be collected at the Arts in the Park event. This group is providing t-shirts to anyone who donates \$10 and they were donated by the Mayor. Councilman Walsh noted that 10 students were able to attend summer camp with donations from the HP Gives a Hoot fund. Mayor Brill Mittler added that 4 high school students were sent to a camp out of town. She and Council President Welkovits attended a ceremony where IT Coordinator Shayne SantaLucia was honored by the Veteran's Alliance. Lastly, she reported that the Walks with the Mayor have begun again on Wednesday mornings at 6:30 AM and they will meet at the corner of South Adelaide Avenue and Raritan Avenue.

Mayor Brill Mittler opened the meeting for public discussion and called upon all those wishing to speak to identify themselves.

Herb Gross, Adelaide Gardens, reported on some new benefits for veteran's and provided the following telephone number for additional information – 866-838-7654.

No one else appearing to be heard, the Mayor closed the public discussion session.

The Clerk reported that an ordinance entitled, AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF HIGHLAND PARK," CHAPTER 380 TAXICABS," REGARDING THE QUALIFICATIONS FOR THE ISSUANCE OF TAXICAB LICENSES, had been introduced in writing by the Public Safety Committee for consideration of passage on first reading by title.

On motion made by Councilwoman Foster-Dublin, seconded by Councilman George, the ordinance entitled as above was duly adopted on first reading by title by the following roll call vote, to wit:

Ayes: Councilpersons Erickson, Fine, Foster-Dublin, George, Walsh, Welkovits.

Opposed: None.

Abstain: None.

The following resolution, introduced by the Public Safety Committee, was duly adopted on motion made by Councilwoman Welkovits, seconded by Councilman George, and carried by unanimous affirmative voice vote:

No. 9-16-258

WHEREAS, an Ordinance entitled, AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF HIGHLAND PARK, CHAPTER 380, "TAXICABS", REGARDING THE QUALIFICATIONS FOR THE ISSUANCE OF TAXICAB LICENSES, has been introduced and duly passed on first reading;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that this Council meet at the Borough Council Chambers, Borough Hall, 221 South Fifth Avenue, Highland Park, New Jersey, on October 12, 2016 for the purpose of considering said Ordinance on final passage.

BE IT FURTHER RESOLVED that said Ordinance be published once at least one (1) week prior to the time fixed for further consideration of said Ordinance for final passage in the "Home News Tribune", of East Brunswick, New Jersey, a newspaper published in the County of Middlesex and circulating in this municipality, there being no newspaper published in this municipality, together with a notice of the introduction thereof and of the time and place when and where said Ordinance will be further considered for final passage as aforesaid.

BE IT FURTHER RESOLVED that a copy of said Ordinance shall be posted on the bulletin board at Borough Hall, 221 South Fifth Avenue, Highland Park, New Jersey, forthwith and that the Borough Clerk have available in her office for the members of the general public of Highland Park copies of said Ordinance for those members of the general public who may request the same.

On motion made by Councilman George, seconded by Councilwoman Welkovits, and carried by affirmative voice vote of all Councilpersons present, Resolution No. 9-16-263 was separated from the Consent Agenda.

Resolution Nos. 9-16-259 through 9-16-262 and Resolution Nos. 9-16-264 through 9-16-266 were duly adopted on motion made by Councilwoman Welkovits, seconded by Councilman George, and carried by the following roll call vote, to wit:

Ayes: Councilpersons Erickson, Fine, Foster-Dublin, George, Walsh, Welkovits.

Nays: None.

Absent: None.

Abstain: None.

The following resolution, introduced by the Finance Committee, was duly adopted as above:

No. 9-16-259

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that all claims presented prior to this meeting as shown on a detailed list prepared by the Borough Treasurer, and which have been submitted and approved in accordance with Highland Park Ordinance No. 1004, shall be and the same are hereby approved; and

BE IT FURTHER RESOLVED that the Borough Clerk shall include in the minutes of this meeting a statement as to all such claims approved as shown in a Bills List Journal in accordance with said Ordinance.

The bills approved for payment at this meeting, Bills List 9/20/16 can be found in the Bills List Journal Book No. 35.

MAYOR AND COUNCIL REGULAR MEETING  
SEPTEMBER 20, 2016

The following resolution, introduced by the Public Works and Public Utilities Committee, was duly adopted as above:

No. 9-16-260

WHEREAS, Henry & Carol Teitelbaum of 236 Graham Street received an extremely high water and sewer bill; and

WHEREAS, it has been determined by the Highland Park Water & Sewer Department that the water meter malfunctioned thereby causing the issuance of an erroneous water and sewer bill; and

WHEREAS, the Tax Collector recommends that this account be credited for the erroneous charges;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Tax Collector is hereby authorized to issue a credit in the amount of \$1,554.00 to the water and sewer account (#20190120-0) of Henry & Carol Teitelbaum of 236 Graham Street.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Tax Collector and Finance Director forthwith.

The following resolution, introduced by the Finance Committee, was duly adopted as above:

No. 9-16-261

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Borough Clerk be and is hereby authorized and directed to notify the Borough Finance Director that since the adoption of a resolution on January 5, 2016 showing the names of the officers and employees of the Borough of Highland Park whose salaries are on an annual basis, there have been the following changes, to wit:

SCOTT GOLDEN, Captain of Police, at an annual salary of \$152,032.00, effective January 1, 2016 (correction of Resolution No. 9-16-243).

STEPHEN RIZCO, Public Safety Director, at an annual salary of \$16,236.00, effective January 1, 2016.

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Borough Clerk be and is hereby authorized and directed to notify the Borough Finance Director that since the adoption of a resolution on January 5, 2016 showing the names of the officers and employees of the Borough of Highland Park whose salaries are either annual or on an hourly basis, there have been the following changes, to wit:

**Summer Camp Employees**

<u>Day Camp</u>	<u>Camp Position</u>	<u>Seasonal Recreation Employee</u>	<u>Effective Date</u>
	Director - Day		
<i>David Luxenberg</i>	Camp		8/31/2016
	Director - Teen		
	Camp		8/31/2016
	Pre-Camp Set up		8/31/2016
<i>Ashley Sosa</i>	Assistant Director		8/31/2016
<i>Bethany Goldstein</i>	Head Counselor		8/31/2016
<i>Tony Olarra</i>	Head Counselor		8/31/2016
<i>Keith Roig</i>	Head Counselor		8/31/2016
<i>Akinsoji Alston-Torres</i>	Counselor		8/31/2016
<i>Olivia Bridges</i>	Counselor		8/31/2016
<i>Caitlyn Fulwood</i>	Counselor		8/31/2016
<i>Luca Giovannetti</i>	Counselor		8/31/2016
<i>Madeline Hehir</i>	Counselor		8/31/2016
<i>Camryn Kozachek</i>	Counselor		8/31/2016
<i>Shana Oshinskie</i>	Counselor		8/31/2016
<i>Vivek Puduri</i>	Counselor		8/31/2016
<i>Nickita Ramrekha</i>	Counselor		8/31/2016
<i>Matthew Sussman</i>	Counselor		8/31/2016
<i>Akua Asamoah</i>	Junior Counselor		8/31/2016
<i>William Chen</i>	Junior Counselor		8/31/2016
<i>Konstantinos Hantsoulis</i>	Junior Counselor		8/31/2016
<i>Caryn Kaplan</i>	Junior Counselor		8/31/2016
<i>Matthew Landis</i>	Junior Counselor		8/31/2016
<i>Yasmine Lekhal</i>	Junior Counselor		8/31/2016
<i>Simona Moyal</i>	Junior Counselor		8/31/2016
<i>Ogemdi Nwadike</i>	Junior Counselor		8/31/2016
<i>Justin Sargent</i>	Junior Counselor		8/31/2016
<i>Luke Schroeder</i>	Junior Counselor		8/31/2016
<i>Amaree St. Juste</i>	Junior Counselor		8/31/2016
<i>Kayleigh Wharton</i>	Junior Counselor		8/31/2016
<i>Sora Bridges</i>	CIT	Non-Paid	8/31/2016
<i>Emily Brzozowski</i>	CIT	Non-Paid	8/31/2016

MAYOR AND COUNCIL REGULAR MEETING  
SEPTEMBER 20, 2016

<i>Alaya Gutha</i>	CIT	Non-Paid	8/31/2016
<i>Kira Kozachek</i>	CIT	Non-Paid	8/31/2016
<i>Fabiana Morales</i>	CIT	Non-Paid	8/31/2016
<i>Tavier Thomas</i>	CIT	Non-Paid	8/31/2016
<i>Adar Tulloch</i>	CIT	Non-Paid	8/31/2016
<i>Mackenzie Volpert</i>	CIT	Non-Paid	8/31/2016

**Sports Camp**

<i>Rich McGlynn</i> <i>Nicholas</i> <i>Kasapidis</i>	Director		8/31/2016
<i>Tony Olarra</i>	Instructor		8/31/2016
<i>Keith Roig</i>	Instructor		8/31/2016
<i>Erin Washington</i>	Instructor		8/31/2016
<i>Rochelle Augustus</i>	Counselor		8/31/2016
<i>Brian Baker</i>	Counselor		8/31/2016
<i>William Chen</i>	Counselor		8/31/2016
<i>Leo Goldman</i>	Counselor		8/31/2016
<i>Madelyn Gonzalez</i>	Counselor		8/31/2016
<i>Sam Murphy</i>	Counselor		8/31/2016
<i>Ryan O'Shea</i>	Counselor		8/31/2016

BE IT FURTHER RESOLVED that the Finance Director be and is hereby directed to make the necessary changes in the payroll records of the Finance Department in accordance with the changes established by this resolution.

The following resolution, introduced by the Public Works and Public Utilities Committee, was duly adopted as above:

No. 9-16-262

WHEREAS, Ayrel Zeilberger, 118 Washington Avenue, received an erroneous water and sewer bill; and

WHEREAS, it has been determined by the Highland Park Water & Sewer Department that there was an incorrect reading thereby causing the issuance of an erroneous water and sewer bill; and

WHEREAS, the Tax Collector recommends that this account be credited for the erroneous charges;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Tax Collector is hereby authorized to issue a credit to Account #10050110-0 of \$4,062.54 to the account of Ayrel Zeilberger, 118 Washington Avenue, Highland Park, NJ 08904.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Tax Collector and Finance Director forthwith.

The following resolution, introduced by the Finance Committee, was duly adopted as above:

No. 9-16-264

WHEREAS, the Borough of Highland Park had undertaken the 2013 Voluntary Curb/Sidewalk Improvement Program (the "Program") consisting of reconstruction of certain curbs and sidewalks and related work; and

WHEREAS, Martha & John Kovac, 206 North 3rd Avenue, was initially a participant in the above mentioned program; and

WHEREAS, prior to work commencing on said program, Martha & John Kovac dropped out of the program and had sidewalk repair work done privately; and

WHEREAS, the Highland Park Tax Office issued a bill in 2015 for the first payment installment in the amount of \$282.61, which was paid by Martha & John Kovac;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland that Martha & John Kovac be officially removed from the 2013 Voluntary Curb/Sidewalk Improvement Program;

BE IT FURTHER RESOLVED that the sidewalk assessment payment made by Martha & John Kovac, 206 North 3rd Avenue, in the amount of \$282.61 be refunded.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forward to the Chief Financial Officer and Tax Collector forthwith.

The following resolution, introduced by the Economic Development and Planning Committee, was duly adopted as above:

No. 9-16-265

WHEREAS, the Borough of Highland Park is in need of professional planning services to prepare a Borough Square Concept Plan ("the project"); and

WHEREAS, the New Jersey Department of Community Affairs, Office of Local Planning Services ("LPS") provides a variety of planning services at no direct cost to eligible municipalities; and

WHEREAS, the Borough of Highland Park is an eligible municipality and an application for services was submitted by Mayor Gayle Brill Mittler, on behalf of the Borough to LPS on March 15, 2016; and

WHEREAS, the Borough of Highland Park has received the Scope of Services for the project prepared by LPS (attached); and

WHEREAS, the Borough of Highland Park desires to accept the aforementioned Scope of Services; and

MAYOR AND COUNCIL REGULAR MEETING  
SEPTEMBER 20, 2016

WHEREAS, there is no budgetary impact on the Borough of Highland Park for the services being provided by LPS; and

WHEREAS, the Borough of Highland Park does not presently have the resources to perform the services being provided by LPS nor is the Borough of Highland Park under contract with a professional planner to complete the project; and

WHEREAS, the Council deems the interests of the Borough of Highland Park will be best served by accepting the services being provided by LPS; and

WHEREAS, as a condition of receiving services from LPS, the Borough of Highland Park is required to establish a Working Committee to guide the project and to provide information to LPS; and

WHEREAS, the Borough of Highland Park is committed to the completion of this project and will assist LPS as needed and as outlined in the Scope of Services.

NOW THEREFORE BE IT RESOLVED that the Borough of Highland Park hereby appoints Ms. Rosanne Baruh as the municipal contact and authorizes her to perform all activities necessary to accomplish the intent of this resolution; and

BE IT FURTHER RESOLVED by the Borough of Highland Park as follows:

1. The Borough of Highland Park will retain professional planning services provided by LPS and approves the attached Scope of Services for the project;
2. The Borough of Highland Park hereby establishes a Working Committee to assist LPS and authorizes the Borough Council to approve and appoint a Working Committee. The Borough Council shall approve and appoint any replacement members necessary to retain functionality of the Committee in the event of vacancies; and
3. The Borough of Highland Park will provide access to appropriate municipal staff, consultants and officials, meeting space, and other non-monetary resources that may be necessary to complete the project.

The following resolution, introduced by the Council as a Whole, was duly adopted as above:

No. 9-16-266

WHEREAS, the Borough of Highland Park has been selected to join with Sustainable Jersey and EnergySage, Inc. to assist property owners within the Borough to find competitive solar installers for their homes and commercial buildings; and

WHEREAS, the Borough has received a \$5,000 grant to promote this program through EnergySage, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF HIGHLAND PARK, MIDDLESEX COUNTY, NEW JERSEY AS FOLLOWS:

1. The Mayor and Clerk of the Borough of Highland Park are hereby authorized and directed to execute a Memorandum of Understanding with EnergySage, Inc. in order to promote the competitive availability of solar energy throughout the Borough of Highland Park. The Memorandum of Understanding is on file in the Office of the Borough Clerk and can be inspected during regular business hours.

The following resolution, introduced by the Finance Committee, was duly adopted on motion made by Councilwoman Foster-Dublin, seconded by Councilman George, and carried by the following roll call vote, to wit:

Ayes: Councilpersons Erickson, Fine, Foster-Dublin, George, Walsh, Welkovits.

Nays: None.

Absent: None.

Abstain: None.

No. 9-16-267

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any such item of revenue in the budget of the county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Highland Park, that it hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for the year 2016 in the sum of \$21,551.00, which item is now available as revenue from State and Federal programs pursuant to the provisions of statute; and

BE IT FURTHER RESOLVED that a like sum of \$51,551.00 be and the same is hereby appropriated under the caption of:

Municipal Alliance on Alcoholism and Drug Abuse \$21,551.00

BE IT FURTHER RESOLVED that the above is the result of a grant for Fiscal Year 2016; and

BE IT FURTHER RESOLVED that two (2) certified copies of the certification of adoption of this resolution shall be forwarded to the Director of the Division of Local Government Services for approval.

The following resolution, introduced by the Economic Development and Planning Committee, was duly adopted, with minor amendments, on motion made by Councilman George, seconded by Councilwoman Welkovits, and carried by the following roll call vote, to wit:

Ayes: Councilpersons Erickson, Fine, Foster-Dublin, George, Walsh, Welkovits.

Nays: None.

Absent: None.

Abstain: None.

No. 9-16-263

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, as amended from time to time (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation and the Redevelopment Law provides that the finding for an area in need of rehabilitation may extend to the entire area of a municipality; and

MAYOR AND COUNCIL REGULAR MEETING  
SEPTEMBER 20, 2016

WHEREAS, in accordance with the Redevelopment Law, the Municipal Council of the Borough of Highland Park (the "Borough Council") has determined that the entirety of the area within the municipal boundaries of the Borough of Highland Park (the "Borough") shall be designated as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14; and

WHEREAS, the Redevelopment Law, provides that prior to the adoption of a resolution designating the Property as an area in need of rehabilitation, the Borough Council must first submit a copy of the proposed resolution to the Borough Planning Board (the "Planning Board") for review and recommendation; and

WHEREAS, the Borough Engineer, has prepared a Memorandum (the "Engineer's Memorandum", attached hereto as Exhibit A), confirmed that within the Borough the majority of the water and sanitary sewer lines are at least fifty (50) years old and are in need of repair or substantial maintenance; and

WHEREAS, Borough Council believes that the designation of the entirety of the area within the municipal boundaries of the Borough as an area in need of rehabilitation, in accordance with the requirements of N.J.S.A. 40A:12A-14, is expected to prevent further deterioration and to promote the overall development of the Borough; and

WHEREAS, Borough Council further believes that the designation of the Borough as an area in need of rehabilitation will promote the goals and objectives of the Master Plan, which include to ensure a vibrant downtown and commercial corridors, to expand opportunities for mixed-use development in the downtown, to encourage in-fill development that is compatible with the scale, density and design of the Borough's existing residential neighborhoods and historic development patterns, and to preserve and enhance the character and small town feel of the community; and

WHEREAS, the designation of the Borough as an area in need of rehabilitation will not change the existing zoning regulations and will not involve condemnation; and

WHEREAS, the designation of the Borough as an area in need of rehabilitation will provide the Borough with additional planning tools that may be utilized to help provide greater control over unanticipated proposals for infill development than is permitted under conventional zoning and development regulations, including preparation of a detailed plan specifying the use, density, form, scale, height, building type, layout, streetscape relationships, yards, setbacks, landscape treatments and other design characteristics for development of a specific site; and

WHEREAS, the designation of the entire Borough as an area in need of rehabilitation will advance redevelopment efforts along Raritan Avenue where certain properties are located within the designated Redevelopment Area while adjacent or nearby properties are located outside the designated Redevelopment Area, thus presenting challenges for interested parties in assembling adequately sized parcels for redevelopment with consistent zoning regulations and development procedures governing the entire parcel which has hampered redevelopment efforts; and

WHEREAS, the designation of the Borough as an area in need of rehabilitation will allow the Borough to consider payment in lieu of taxes related to a specific development which may be utilized for public improvements such as upgrades to infrastructure or the public realm; and

WHEREAS, the designation of the Borough as an area in need of rehabilitation may aid the Borough in applying for future state assistance related to infrastructure improvements.

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF HIGHLAND PARK, MIDDLESEX COUNTY, NEW JERSEY AS FOLLOWS:

1. Resolution 9-16-238 is hereby rescinded.
2. General. The aforementioned recitals are incorporated herein as though fully set forth at length.
3. Prior to the adoption of a resolution designating the entire area of the Borough to be an area in need of rehabilitation, pursuant to N.J.S.A.40A:12A-14, the proposal to so designate is hereby referred to the Highland Park Planning Board for their recommendations with a request that said recommendations be sent to the Borough Council within 45 days of receipt by the Board Secretary of this Resolution.
4. Public Review. A copy of this resolution shall be available for public inspection at the offices of the Borough Clerk and shall be furnished to the Secretary of the Highland Park Planning Board.
5. Effective Date. This resolution shall take effect immediately.

Mayor Brill Mittler appointed Nicole Wines to serve as a Regular member of the Arts Commission for a term to expire August 1, 2018.

The above appointment was confirmed on motion made by Councilwoman Foster-Dublin, seconded by Councilwoman Welkovits, and carried by the following roll call vote, to wit:

Ayes: Councilpersons Erickson, Fine, Foster-Dublin, George, Walsh, Welkovits.

Nays: None.

Absent: None.

Abstain: None.

Mayor Brill Mittler opened the meeting for public discussion and called upon all those wishing to speak to identify themselves. No one appearing to be heard, the Mayor closed public discussion.

There being no further business, on motion made by Councilman George, seconded by Councilwoman Welkovits, and carried by affirmative voice vote of all Councilpersons present, the meeting adjourned at 8:10 PM.

Respectfully submitted,

Joan Hullings  
Borough Clerk