

April 16, 2015
Council Chambers-Borough Hall
221 South 5th Ave.
Highland Park, NJ 08904
The Highland Park Redevelopment Agency
Board of Commissioners Regular Meeting

Call to Order

The Regular Meeting of the Highland Park Redevelopment Agency was called to order in accordance with the Open Public Meetings Act by Chairperson Baruh at 7:31 pm. Mrs. Baruh indicated the location of the fire exits.

Roll call

Present	Mrs. Baruh, Dr. Andrews, Ms. McDonald, Mr. Solomon,(7:35 pm), Mr. Perlman,
Absent	Mr. Guttenplan, Mrs. Levinson
Agency Professionals	Mr. Baumann, Agency Counsel
Council Liaison	Mr. Phil George, Council Liaison

Approval of minutes of previous meetings

February 5, 2015

There was a motion from Dr. Andrews with a second from Mr. Perlman and with a voice vote by all present the minutes were approved.

Hearing of new agenda items

HPRA R-2015-02 bills list

There was a motion from Dr. Andrews with a second from Mr. Solomon to approve the bills list.

Roll call

Ayes	Mrs. Baruh, Dr. Andrews, Ms. McDonald, Mr. Solomon, Mr. Perlman
Nays	none
Abstain	none
Absent	Mr. Guttenplan, Mrs. Levinson

Motion approved.

Chairperson and Committee Reports

Mrs. Baruh reported that she continues to meet with developers, and the agency is working to update the redevelopment plan to make it easier to use. Mrs. Baruh reported that Anton Popov the owner of International Foods on Raritan Ave. prepared drawings for the proposals committee for changes to his property.

Mrs. Baruh reported that she met with the Chair of the Zoning Board, Judy Richman, the Chair of the Planning Board, Kim Hammond, The Director of Code Enforcement, Scott Luthman and the Council Liaison Phil George to reconcile the Zoning Ordinance and the Redevelopment Plan.

Proposals Sub-Committee

Mr. Perlman reported that the proposals sub-committee will ask Mr. Popov to work with the Design Committee from Main Street to improve the design for the exterior of the property before presenting the plan to the agency. It is anticipated that Mr. Popov will appear before the agency for a concept hearing at the June 4, 2015 meeting.

Mrs. Baruh reported that the proposals sub-committee appeared before the governing body with proposed amendments to the Redevelopment Plan and will meet informally with the Planning Board on April 23, 2015 to discuss changes to the Redevelopment Plan.

Mr. Solomon reported that the proposals sub-committee discussed curb cuts. The current language is restrictive, and any amendments to the plan will attempt to make this item more flexible. Mr. Solomon discussed earned curb cuts based on linear feet of the frontage. This will limit curb cuts and encourage property owners to assemble properties. Mr. Solomon discussed parking maximums rather than parking minimums. Parking requirements limit density and create variances and with minimum requirements other strategies are not considered.

Mr. Baumann agreed that parking requirements should be addressed and that parking regulations should be encouraged for walkability.

There was further discussion about parking initiatives, incentives and parking regulations.

Mr. George discussed parking inconsistencies with the redevelopment plan and using parking as an incentive to assemble properties. Mr. George said that Main Street suggested a two hour parking limit on Raritan Ave. There was a brief discussion about parking meters. Ms. McDonald referred to parking meters in Metuchen.

Dr. Andrews announced that on April 28, 2015 there will be a student presentation of the Capital Improvements Task Force including population projections.

Mrs. Baruh asked commissioners to comment on the reconciliation of redevelopment plan and the zoning ordinance. Comments will be addressed to Mrs. Baruh.

There was a discussion about creating “an area in need of rehabilitation” for the downtown. Mrs. Baruh directed Mr. Baumann to prepare a resolution for discussion at the May 7, 2015 regular meeting.

Public Comment

David Tawil, 23 South Third Ave. asked if the connection between the borough parking lot on South Third Ave. and the Rite Aid parking lot was still open for discussion since the Rite Aid lot was redeveloped and is no longer in redevelopment. Mr. Baumann said if the property is sold it would be subject to the plan. Mr. Tawil said his primary concern was assurance that the connection between the two lots is no longer an option. The consensus was that as long as the property is not being developed there will be no action. There was discussion about parking lot safety.

Rob Roslewicz 123 Magnolia St. asked for a description of an earned curb cut, Mrs. Baruh explained that curb cuts will be limited but curb cuts can be earned when a developer assembles properties on Raritan Ave. Corner properties that can be accessed from side streets will not be eligible for curb cuts. Mr. Roslewicz encouraged the agency and the borough council to consider parking meters.

Unfinished or adjourned matters

HPRA R-2015-03 2015 Budget Resolution

2015 Highland Park Redevelopment Agency Budget Adoption.

There was a motion from Dr. Andrews with a second from Mr. Solomon to approve the 2015 Highland Park Redevelopment Agency Budget Adoption.
Roll

Ayes	Mrs. Baruh, Dr. Andrews, Ms. McDonald, Mr. Solomon, Mr. Perlman
Nays	none
Abstain	none
Absent	Mr. Guttenplan, Mrs. Levinson

Motion approved

The meeting was adjourned at 8:54 pm

Respectfully submitted,

Diane Reh,
Agency Clerk