

December 3, 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 7:30 pm. Mrs. Baruh indicated the location of the fire exits.

Roll call

Present	Mrs. Baruh, Mr. Guttenplan, Dr. Andrews, Ms. McDonald (7:35 p.m.), Mr. Solomon, Mr. Perlman, Ms. Levinson,
Absent	None
Agency Professionals	Mr. Baumann, Esq.
Council Liaison	Mr. George

It was moved by Ms. Levinson and seconded by Mr. Perlman the appointment of Jennifer Santiago as interim Board Clerk.

ROLL CALL: Ayes – Mrs. Baruh, Mr. Guttenplan, Dr., Andrews, Ms. McDonald,
Mr. Solomon, Mr. Perlman and Ms. Levinson
Nays- None

There being seven (7) ayes, no nays, Jennifer Santiago was appointed Interim Board Clerk.

Approval of minutes of previous meetings

November 5, 2015

There was a motion from Mr. Guttenplan seconded by Dr. Andrews to approve the minutes of November 5, 2015.

ROLL CALL: Ayes – Mrs. Baruh, Mr. Guttenplan, Dr., Andrews, Ms. McDonald,
Mr. Solomon, Ms. Levinson
Nays- None
Abstain – Mr. Perlman

There being six (6) ayes, no nays and one (1) abstention the minutes of November 5, 2015 were approved.

Chairperson and Committee Reports

Chairperson Baruh announced that the James Nichols, of James Nichols Architecture LLC and intern Javier were in attendance to present the Highland Park Main Street.

James Nichols indicated to the Agency that the Urban design that was developed, at the behest of Main Street Highland Park, seeks to preserve the Farmer's Market in its existing location,

supplemented with multi-season market space, along with Main Street Highland Park offices, and flexible Community Cultural spaces, programmed for exhibitions, performances and lectures. The Public uses would be supported by the revenue-generating housing and retail. The design as a viable alternative to the sale of the current Main Street Highland Park building and the relocation of the Farmers Market to North Third Avenue, which had been contemplated by the Borough. Included are three (3) site plans: existing, Phase 1, and Phase 2, as well as a perspective view. Phase one includes one retail/residential building, and phase two provides an additional structure and parking extending to Second Avenue.

Mrs. Baruh reported that she has had a number of conversations with people about the two proposed redevelopment projects but it is very early in the process. There are also possible opportunities for development on the South side of Raritan Ave.

Council President Welkovits introduced Denise Nickels, of the MCI to present grant opportunities. Ms. Nickels indicated that the grant deadline was December 18, 2015 and would need a commitment letter as well as the signed Interlocal agreement as on the agenda this evening.

Resolution HPRA R-2015-09 Resolution Certification of the 2014 Audit

Chairperson Baruh indicated the Certification of the 2014 Audit would be tabled until the next meeting for advertisement requirements.

Resolution HPRA R-2015-10 Public Hearing for the 2016 Budget

It was moved by Mr. Guttenplan and seconded by Mr. Perlman to adopt the 2016 as presented.

ROLL CALL: Ayes – Mrs. Baruh, Mr. Guttenplan, Dr., Andrews, Ms. McDonald,
Mr. Solomon, Mr. Perlman and Ms. Levinson
Nays- None

There being seven (7) ayes, no nays the 2016 Budget was adopted.

Resolution HPRA R2015-11 Consideration of Interlocal Agreement (ILA) between the Agency and Middlesex County relating to a grant for environmental remediation.

Mrs. Baruh suggested removing the Block and Lots in the first paragraph

It was moved by Mr. Perlman and seconded by Mr. Solomon to adopt Resolution HPRA R2015-11, as revised.

ROLL CALL: Ayes – Mrs. Baruh, Mr. Guttenplan, Dr., Andrews, Ms. McDonald,
Mr. Solomon, Mr. Perlman and Ms. Levinson
Nays- None

There being seven (7) ayes, no nays, Resolution HPRA R2015-11 with revisions was adopted.

There being no further business, the meeting was adjourned at 9:47 p.m.

Respectfully submitted,

Jennifer Santiago
Interim Agency Clerk