

February 5, 2015  
Council Chambers-Borough Hall  
221 South 5<sup>th</sup> 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 7:38 pm. Mrs. Baruh indicated the location of the fire exits.

Roll call

<b>Present</b>	<b>Mrs. Baruh, Mr. Guttenplan, Dr. Andrews, Ms. McDonald, Mr. Solomon, Mr. Perlman, Mrs. Levinson</b>
<b>Absent</b>	
<b>Agency Professionals</b>	<b>Mr. Baumann, Agency Counsel</b>
<b>Council Liaison</b>	<b>Mr. Phil George, Council Liaison</b>
<b>Borough Planner</b>	<b>Allen Schectel</b>

**Approval of minutes of previous meetings**

**January 15, 2015 Reorganization Meeting**

**January 15, 2015 Regular Meeting**

**There was a motion from Mr. Solomon with a second from Mr. Perlman and with a voice vote by all present with Mr. Guttenplan and Mrs. Levinson abstaining.**

**Chairperson and Committee Reports**

Mrs. Baruh introduced Marcia Wagner Levinson. Mrs. Levinson was appointed to the Highland Park Redevelopment Agency on January 20, 2015.

Mrs. Baruh reported that several of the developers who have presented to the agency are now preparing concept plans.

Dr. Clint Andrews introduced Student Presenters Stephanie Zarkis and Chiu Yupo

- “A Parking Study for Highland Park”

The Ms. Zarkis and Mr. Yupo presented a power point display about parking in the Central Business District and surrounding areas and projected future demands for parking. Ms. Zarkis and Mr. Yupo reviewed prior studies and analyzed data that was collected in November 2014. They recommended shared parking arrangements, changing parking minimums as outlined in the residential site improvement standards and a parking benefit district where metered parking would fund streetscape improvements.

There were a number of questions from the audience and it was noted that there is not a high rate of turnover for parked vehicles in the business district, there was a suggestion to combine smaller lots. There was a brief discussion about changing the parking requirements to re-designate the parking spaces for other uses. There was a discussion about parking enforcement.  
Mrs. Baruh thanked the students and Dr. Andrews.

Public Comment

No one from the public appeared

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Unfinished or adjourned matters

Group affidavit for the 2013 audit was signed by the commissioners

Action on any other business

Work Session on proposed amendments and changes to the Redevelopment Plan

The commissioners reviewed the redevelopment plan and suggested updates to be submitted to the borough council on February 17, 2015.

Mr. Baumann gave an overview of the basis for the recommendations and the commissioner's discussed the proposed changes. There was discussion about including photos or illustrations in the plan. Mr. Bauman will use the recommendations to update the plan for further review.

Mr. Baumann discussed new case law where a use variance to a redevelopment plan was approved by the Zoning Board; he will investigate recent changes to case law.

Mr. Baumann reported that Mr. Popov is preparing a concept plan for 137-139 Raritan Ave. Ms. Tantleff, "Tantum Realty" continues to be in contact with Mrs. Baruh regarding a development project.

Mrs. Baruh reported that she presented the initial plans for Mr. Popov's property to a cross functional group, made up of the chairs for the planning board, zoning board, and the redevelopment agency and other borough officials.

Ms. McDonald thanked people for attending the Martin Luther King, Jr. Humanitarian Awards Program.

The meeting was adjourned at 9:30 pm

Respectfully submitted,

Diane Reh,  
Agency Clerk