

May 7, 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 7:35 pm. Mrs. Baruh indicated the location of the fire exits.

Roll call

Present	Mrs. Baruh, Dr. Andrews, Mr. Guttenplan, Mr. Solomon, Mr. Perlman, Mrs. Levinson
Absent	Ms. McDonald,
Agency Professionals	Mr. Baumann, Agency Counsel
Council Liaison	Mr. Phil George, Council Liaison

Approval of minutes of previous meetings

April 16, 2015

There was a motion from Mr. Perlman with a second from Mr. Solomon and with a voice vote the minutes were approved. Mr. Guttenplan and Ms. Levinson abstained.

At 7:45 pm there was a motion from Mr. Perlman with a second from Mr. Solomon to meet in Executive Session to discuss contract negotiations for property located at 137-139 Raritan Ave.

Roll call

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

Motion approved.

At 8:21 pm the public meeting resumed.

Hearing of new agenda items

Mr. George reported on council matters concerning the redevelopment plan and on a sub-committee working that will compare the zoning plan and the redevelopment plan.

Chairperson and Committee Reports

Mrs. Baruh reported that she continues to have contact with interested developers.

The Proposals Sub Committee, Rosie Baruh, Randy Solomon and Jeff Perlman made an informal presentation at the April 23, 2015 Planning Board Meeting. Mr. Solomon discussed curb cuts based on linear frontage on Raritan Ave. and maximum rather than minimum parking regulations.

Mr. Solomon reported that he talked to Mr. Zappia, a developer who presented a site plan to a sub- committee of members of the planning board and the redevelopment agency approximately a year ago. Since that time part of that proposal, the Sunoco Station was purchased by Jack Morris. Mr. Zappia currently owns the two adjoining houses to the Sunoco site. Mr. Clarkin counsel for Mr. Zappia met with the proposals sub-committee about Mr. Zappia’s property; there has been no further contact from the applicant. Mr. Perlman discussed Rite Aid. The windows were covered in an apparent violation of their board approval. Mr. George and the Mayor are looking into this matter.

Dr. Andrews reported that The Capital Improvements Plan Task Force projected an increased population for Highland Park.

HPRA R-2015-04 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, Mr. Guttenplan, Ms. Levinson Mr. Solomon, Mr. Perlman
Nays	none
Abstain	none
Absent	McDonald,

Motion approved.

The meeting was adjourned at 8:58 pm

Respectfully submitted,

Diane Reh, Agency Clerk