

October 1, 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 7:32 pm. Mrs. Baruh indicated the location of the fire exits.

Roll call

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

**Approval of minutes of previous meetings**

September 3, 2015

There was a motion from Dr. Andrews with a second from Mr. Guttenplan and with a voice vote the minutes were approved.

**Chairperson and Committee Reports**

**Chariperson Baruh reported that the Agency is making progress and is waiting to hear from the conditional redevelopers.**

**Hearing of new agenda items**

HPRA R-2015-08 Bills List

There was a motion from Mr. Perlman with a second from Dr. Andrews

Roll

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

Motion approved.

There was a brief discussion about the budget preparation for 2016. Mrs. Baruh stated that currently the agency is funded by the borough, as we move forward with development our expenses will be paid from escrow.

Mr. Solomon suggested that the Agency's agenda could provide more detailed information to keep the public better informed.

**Public Comment**

Jim Clarkin from the firm of Clarkin and Vignuolo appeared on behalf of the owners of 130 and 134 Raritan Ave.

Mr. Clarkin reviewed the history of the property; the planning board approved the site in 2009 as a mixed use retail and residential. The property went into foreclosure and was purchased by the current owners. Mr. Clarkin's clients are seeking changes to the zoning standards in the CBD zone.

Maximum building height

Maximum dwelling units per building.

Maximum impervious coverage

Maximum lot coverage and reducing the minimum landscape buffer on a case by case basis.

In the case of this project due to the elevation of the site, neighboring properties to the rear of the building will see a four story building rather than a five story building

The footprint and the parking that for the proposal is the same as the approved footprint and parking that was approved in 2009.

Mr. said the applicants would provide 16 parking spaces more than the ordinance requires.

The agency discussed the information that Mr. Clarkin presented.

Frank Zappia reviewed the proposal, the parking will be in the rear, the building was redesigned from the 2009 proposal. The proposal is for 16 units over 4500 square feet of retail space. The proposal is for condominiums. There was discussion about storm water runoff if the lot coverage was increased, entrance and egress from the site and other technical details. The applicants have been in contact with neighboring properties but were unsuccessful in purchasing additional properties. There was a suggestion to include Main Street in the outreach to other owners. There was discussion about the former Sunoco site. There was discussion about a district wide RSIS parking waiver.

Mrs. Baruh suggested that Mr. Clarkin discuss the next steps with Mr. Baumann Agency Counsel.

There was a motion to adjourn from Mr. Solomon with a second from Dr. Andrews, and at 8:30 pm the meeting was adjourned.

Respectfully submitted,  
Diane Reh,  
Agency Clerk