

September 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, Dr. Andrews (7:44 pm), Mr. Guttenplan, Mr. Solomon Ms. McDonald, Mr. Perlman, Mrs. Levinson
Absent	
Agency Professionals	Mr. Kevin McManimon, Agency Counsel
Council Liaison	Mr. Phil George, Council Liaison

Approval of minutes of previous meetings

May 7, 2015

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

Chairperson and Committee Reports

Mrs. Baruh announced that The Highland Park Redevelopment Agency is appointing two conditional redevelopers. Mrs. Baruh reviewed the purpose of a conditional redeveloper agreement as a way to begin the process of development for a particular parcel. The agreements have been reviewed by counsel.

Hearing of new agenda items

HPRA R-2015-06

Naming Ant Realty, LLC the Conditional Redeveloper for Block 173 Lots 36 and 37.

There was a motion from Mr. Guttenplan with a second from Mr. Solomon to approve the resolution.

Roll

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

Motion approved.

Mr. Perlman noted that by naming a conditional redeveloper the agency was not approving plans for the site.

HPRA R2015-07 Naming Highland Park Development Partners LLC a Conditional Redeveloper for Block 173 Lots 41-49 and Block 142 Lot 34.

Mrs. Baruh stated that the approval of a conditional redeveloper was not an approval of any design for the site.

There was a motion from Dr. Andrews with a second from Mr. Perlman to approve the resolution.

Roll call

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

Motion approved.

HPRA R-2015 Bills List

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

Roll call

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

Motion approved.

Mrs. Baruh reported that she spoke to Mr. Jim Clarkin who represents a group interested in development on Raritan Ave.

Mrs. Baruh asked the commissioners to review the Borough's Social Media Policy for discussion at the next meeting.

Public Comment

Nora Kreiger 19 North 6th Ave. Highland Park said she is concerned about parking if the library moves to Raritan Ave. She is in favor of a new library. She said she wanted to know when the public would be able to comment on plans for proposed condominiums at the current library. She said she objects to condominiums. Ms. Kreiger said that several homes on North Sixth Ave. do not have driveways or garages and parking would be an issue.

Anton Popov 139 Raritan Ave. asked if the person who was named as the conditional redeveloper for the property next to him on Raritan Ave. owned the properties. The Highland Park Development Partners, LLC do not own the proposed site for redevelopment.

Mr. Popov asked if changes will be made to the zoning ordinance for his property. The redevelopment agency will amend the redevelopment plan when they know more about Mr. Popov's design. Mrs. Baruh said that the agency will meet with Mr. Baumann.

Mr. Perlman said that the agency will work on their terms for the agreement.

Architectural drawings were not submitted with the agreements.

The meeting was adjourned at 8:16 pm.

Respectfully submitted,

Diane Reh,

Agency Clerk