

December 4, 2014  
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 7:30 PM. Mrs. Baruh indicated the location of the fire exits.

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

**Approval of Minutes from Previous meetings**

November 6, 2014

There was a motion from Mr. Solomon with a second from Mr. Perlman to approve the minutes. There was discussion about providing more information in the minutes about the adoption of the budget. The commissioners discussed approving the budget as presented in order to make a timely application to the Department of Community Affairs; with the understanding that the budget could be amended when it was determined what the cost would be for new initiatives by the agency.

**Discussion Simuels Closet, Natasha Rogers Natasha**

Natasha Rogers representing Simuel's Closet a non-profit organization located at 141 Raritan Ave. addressed the agency. Ms. Rogers is seeking advice on tenant landlord issues. The Borough Attorney, Edwin Schmierer was in the audience and explained that Highland Park's rent control laws do not apply to commercial properties. Ms. Rogers described the mentoring work of Simuel's Closet. Ms. Rogers would like to stay in the area where she is currently located, and asked if the Redevelopment Agency could help her organization find another permanent location as a developer or a tenant.

**Hearing of New Agenda Items**

**Resolution HPRA R2014-12-Laate Adoption of the 2015 Budget**

Mrs. Baruh briefly discussed the state budget process. The \$30,300 2015 budget was approved by the Highland Park Redevelopment Agency on November 6, 2014 and was sent to The Department of Community Affairs in Trenton. When that budget is approved by The Department of Community Affairs, it will come back to the Highland Park Redevelopment Agency for adoption. Resolution HPRA R2014 is an explanation of why the budget was not submitted 60 days before the first of the year as required. Mrs. Baruh stated that she reviewed the budget with the borough administrator and the auditor.

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

Ayes	Mrs. Baruh, Mr. Guttenplan, Dr. Andrews, Ms. McDonald, Mr. Solomon, Mr. Perlman
Nays	None
Abstain	None
Absent	

Motion approved.

**Action on any other business**

Mrs. Baruh stated that the Borough Council has requested a list of proposed changes to the Redevelopment Plan from the agency. The proposed changes to the plan would permit the agency to use all the tools available for redevelopment. Density bonuses to developers and or property owners who combine parcels for development will be considered. There was discussion about how to accomplish density with small lots in the downtown.

The goal of changing the plan is to make it more flexible and to streamline the process. Mr. Baumann and members of the agency will make a presentation to the Borough Council on December 16, 2014 to discuss the resources needed by the agency to facilitate downtown development. If necessary the budget can be amended to reflect any financial changes.

Mr. Perlman announced that he will be able to coordinate an assessment of developable properties with a realtor who specializes in small development projects. There was a brief discussion about the challenges facing the agency in getting development started.

Mrs. Baruh was able to get a copy of the plan in a form that will allow modifications to the existing plan.

**Public comment**

There was no public comment

Dr. Andrews announced that the parking study his students are working on is near completion.

At 8:24 pm there was a motion from Mrs. Baruh with a second from Mr. Guttenplan to adjourn the meeting and with a voice vote by all present the meeting was adjourned.

Respectfully submitted,

Diane Reh,  
AgencyClerk