

October 2, 2014
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.

Present	Mrs. Baruh, Mr. Guttenplan , Ms. McDonald 7:34 pm, Mr. Solomon, Mr. Perlman
Absent	Dr. Andrews
Agency Professionals	Mr. Baumann, Esq. HPRA Attorney
Council Liaison	Mr. Phil George, Council Liaison

Approval of minutes of previous meetings
September 4, 2014

There was a motion from Mr. Guttenplan with a second from Mr. Solomon and with a voice vote by all present minutes were approved.

Chairperson and Committee Reports

Mrs. Baruh reported that there is an offer from graduate students who will work with Dr. Andrews to conduct a parking study for the agency. The study would be a way to inventory parking and determine how the lots are used, this will assist in project design. There was discussion about relaxing parking restrictions.

Review of the 2005 Highland Park Redevelopment Plan

The agency reviewed the Redevelopment Plan and discussed rewriting the parking section. There was discussion about ground floor level offices, permitted uses, signage and permitted uses in the Central Business District. The commissioners discussed clarifying vague terms in the redevelopment plan as well as restrictive terms. The changes to the plan will be proposed and presented to the governing body for approval. Several recommendations were discussed that can be changed by amending the plan. There was further discussion about the role of the planning board and the role of the agency. Modifications to the plan will be considered to insure enforceability and flexibility. The commissioners reviewed the block specific design standards and discussed the original intent. There was a brief discussion about the master plan.

A marked version of the plan with suggested changes will be prepared for review.

Mr. Baumann reported that he spoke to Mr. Popov about a redevelopment project for property on Raritan Ave. Mr. Schectel the borough planner will be consulted at some point to discuss options with Mr. Popov.

The meeting was open to the public, no one from the public appeared.

Resolution HPRA R-2014-08 Audit Certification

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

Roll call

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

Motion approved

Resolution HPRA R-2014-09 Bills List.

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

Roll call

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

Motion approved.

Mrs. Baruh reported that she met with the Eric Weinberg, Rebecca Hersh, and Jenni Chapman to tour the buildings on Raritan Ave. owned by Mr. Weinberg. The group discussed many ideas for the site; Mrs. Baruh will meet with Eric Weinberg and Mr. Baumann to further discuss the site. Mrs. Baruh discussed arranging with the borough a way to provide fair market value appraisals for various locations. Mrs. Baruh reported that the agency will continue to monitor properties in town.

At 9:19 PM Mrs. Baruh made a motion to adjourn and with a voice vote by all present the meeting was adjourned

Respectfully submitted,

Diane Reh, Board Clerk