

September 4, 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 , Dr. Andrews, (7:36 PM) , Ms. McDonald, Mr. Solomon, Mr. Perlman
Absent	
Agency Professionals	Mr. Baumann, Esq. HPRA Attorney
Council Liaison	Mr. Phil George, Council Liaison

Approval of minutes of previous meetings
August 18, 2014

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

Chairperson and Committee Reports

Mrs. Baruh reported that the agency continues to focus on property to be developed. The owner of the International Food Market has expressed interest In developing his property, this project is in the preliminary stages. Mr. Baumann is continuing to pursue property owners to put together a parcel that would be attractive for development. Mrs. Baruh is looking into the possibility of a movie house in the downtown. Mrs. Baruh has been in discussion with representatives from the National Association of Theater Owners who believe it would be economically feasible to build a movie house in the downtown. Dr. Andrews mentioned that there is new movie house on Livingston Campus, and that in the past the section in the redevelopment plan that suggested a movie house was difficult to execute.

Mrs. Baruh asked the commissioners to review the redevelopment plan with attention to sections that should be amended to make the plan up to date. At the next meeting the agency can go through the plan page by page. The commissioners discussed sections in the plan that could be more flexible to encourage development also references to standards should refer to current standards.

Mrs. Baruh will request a copy of the parking study from Mr. Schectel.

Mr. Baumann reported that he met with Mr. Popov regarding the International Food Market development. Mr. Baumann will contact a theater developer. Mr. Baumann will meet with the borough council to discuss redevelopment tools and possible revisions to the plan specific to the Sunoco site. Mr. Baumann prepared the amendments to the rules and regulations.

Mr. Guttenplan is reviewing the 2013 audit.

Dr. Andrews is chairing a capital improvements planning task force to assist the borough in prioritizing capital expenditures. The task force will include municipal officials, and representatives from the school board, the planning board, department of public works, the library, the borough financial officer and others.

Public Comment

The meeting was open to the public, there were no comments from the public.

Hearing of New Agenda Items

Resolution HPRA R-2014-06 Revisions to the Highland Park Redevelopment Agency Rules and Regulations, Including Directives for Commissioners. There was a motion from Mr. Guttenplan with a second from Mr. Solomon to adopt the resolution.

Roll call

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

Resolution HPRA R-2014-07 Bills List.

There was a motion from Dr. Andrews with a second from Mr. Solomon to approved the bills list.

Roll call

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

Motion approved.

At 8:20 PM Mrs. Baruh made a motion to adjourn and with a voice vote by all present the meeting was adjourned. The next regular meeting is October 2, 2014 at 7:30 pm in the Council Chambers at Borough Hall, 221 South Fifth Ave. Highland Park, NJ

Respectfully submitted,

Diane Reh,
Highland Park Redevelopment Agency Clerk