

HIGHLAND PARK PLANNING BOARD  
 Highland Park Borough Hall-Council Chambers  
 221 So. 5th Ave.  
 Highland Park, NJ 08904  
 MEETING DATE – January 10, 2019 7:30 P.M.  
 ANNUAL REORGANIZATION MEETING

**Call to Order**

The reorganization meeting of the Highland Park Planning Board was called to order in accordance with the rules for the Open Public Meetings Act by Roger Thomas, Esq. at 7:41 pm; Mr. Thomas indicated the location of the fire exits.

**Roll Call**

Present	Kim Hammond, Scott Brescher, Rebecca Hand, Alan Kluger, Paul Lanaris, Padraic Millet, Judi Shade Monk, Stephen Nolan, Jeffrey Perlman, Susan Welkovits, Allan Williams
Absent	None
<u>Board Professionals</u>	Roger Thomas, Esq. Board Attorney, Jim Constantine, Planner, Bruce Koch, Borough Engineer, CME Board Engineer

**Selection of Officers**

**Election of Chairperson:** Mr. Thomas called for a nomination for Chairperson. Ms. Hand nominated Ms. Hammond with a second from Mr. Williams and hearing no other nominations, a roll call was taken.

Roll call

Ayes	Brescher, Hand, Kluger, Lanaris, Millet, Monk, Nolan, Perlman, Welkovits, Williams, Hammond
Nays	None
Abstain	None
Absent	None

Kim Hammond was unanimously chosen to serve as Chairperson.

Ms. Hammond accepted the position as Chairperson for the Planning Board and resumed the meeting in that capacity.

**Election of Vice-Chairperson:** Ms. Hammond nominated Mr. Kluger as Vice-Chairperson with a second from Mr. Millet and hearing no other nominations, a roll call was taken.

Roll call

Ayes	Brescher, Hand, Kluger, Lanaris, Millet, Monk, Nolan, Perlman, Welkovits, Williams, Hammond
Nays	None
Abstain	None
Absent	None

Mr. Kluger was unanimously chosen to serve as Vice-Chairperson.

**Election of Board Secretary:** Ms. Hammond nominated Mr. Williams as Secretary with a second from Mr. Millet and hearing no other nominations, a roll call was taken.

Roll call

Ayes	Brescher, Hand, Kluger, Lanaris, Millet, Monk, Nolan, Perlman, Williams, Welkovits, Hammond
Nays	None
Abstain	None
Absent	None

Mr. Williams was unanimously chosen to serve as Secretary to the Planning Board

Mr. Williams accepted the position as secretary to the Planning Board.

**Appointment of Professionals and Staff  
Board Attorney, Board Planner, Board Engineer**

Ms. Hammond made a motion to appoint Roger Thomas as Board Attorney, Jim Constantine as Board Planner, Bruce Koch as Board Engineer and Ms. Santiago as Board Clerk. Mr. Millet made a second to the motion.

Roll call

Ayes	Brescher, Hand, Kluger, Lanaris, Millet, Monk, Nolan, Perlman, Welkovits, Williams, Hammond
Nays	None
Abstain	None
Absent	None

Motion approved.

**Setting of 2019 Meeting Dates and designation of 2019 Official newspaper(s):**

Ms. Hammond read the 2019 dates into the record:

There was a motion from Ms. Hammond with a second from Mr. Williams to approve the Planning Board meeting dates for 2019 as the following: January 10, 2019, February 14, 2019, March 14, 2019, April 11, 2019, May 9, 2019, June 13, 2019, July 11, 2019, August 8, 2019, September 12, 2019, October 10, 2019, November 14, 2019, December 12, 2019 meetings begin at 7:30 pm in the Council Chambers of Borough Hall, 221 South Fifth Ave. the official newspapers are Home News Tribune and the Star Ledger and with a voice vote by all present the motion was approved.

**Adopt Rules of Order:**

There was a motion from Ms. Hammond with a second from Mr. Williams to adopt the rules of order and with a voice vote, motion was approved.

**Public comment on any item not on the agenda.**

Ms. Hammond opened the floor to the public. No one appearing Ms. Hammond closed the public discussion.

**Approval of minutes of previous meetings.**

November 8, 2018 Regular Meeting

It was MOVED by MILLET and seconded by HAND that the November 8, 2018 minutes with revisions be approved.

Roll call

Ayes	Brescher, Hand, Millet, Perlman, Williams, Hammond
Nays	None
Abstain	Kluger, Lanaris, Monk, Nolan, Welkovits
Absent	None

Motion approved.

**Correspondence and reports.**

**Zoning/Building Officer report – Scott**

**Rehabilitation Screening Committee report - Kim/Judi - None**

**Mt. Laurel status update - Roger/Jim** – Executive Session Discussion

**Fair Share Housing Obligation report - Jim/chair of FSHO committee**– Executive Session Discussion



It was MOVED by HAMMOND and seconded by NOLAN to go into executive session to discuss the Mt. Laurel status and the Fair Share Housing Obligation and with a voice vote, motion was approved.

**Master Plan Prep report**

Mr. Nolan said that the Borough was in the process of the talking with Mr. Constantine about the scope and how the process will work and public involvement and 2019 is plan to get it moving. Mr. Nolan said that they would update the critical demographic and capital concepts, data in the plan and focus on 3-4 areas that were critical areas. He said that they would loop in projects that were already undergoing, such as the pedestrian and bicycle safety plan. Mr. Constantine said that the Master Plan would need to be adopted in 2019.

Mr. Constantine said that they provided to the Bloustein School a work description for a potential spring interns to go in and do many of the demographic mapping updates, there would be somethings the committee will do on their own, and some big public engagement events. They were thinking of ways of making the master plan more actionable.

Ms. Hammond asked that Mr. Nolan provide Jennifer with the names of the persons on the sub-committee to provide to the Board. Mr. Nolan agreed.

**Action on any other business and work session.**

Mr. Thomas said that he spoke to the Attorney for American Properties in the course of their development had thought about some changes and initially there were a number of changes and at that point, there was some concern as to whether or not those changes were going to end up requiring a modification of the plan. He had not heard anything in some time and seemed as if they were not going to make any changes. In the beginning of December, he received a call indicating that they were still thinking about changes but relatively minor changes and the Board is comfortable to simply have a submission in writing you could review it and have the professionals review it, Mr. Koch and Mr. Schectel and report to the Board.

Mr. Lanaris asked how the clean up at the site was going. Mr. Koch said that the clean up was going very well, Honeywell is complete and their LSRP has issued a letter. There will be a complete file and disk on file at Borough hall if anyone is interested.

Mr. Constantine said that the Cleveland Avenue corridor has undergone a lot of change since 2003 and another thing that has come forward, there is a large track on the very end is a proposal for a private girl's school for 400-500 students. Originally, they had requested a zone change and submitted a proposed zone amendment to allow it and he recommended a redevelopment plan, meet with the businesses and property owners, have a community meeting to vet this and let people come in and understand it better. He said that the Council has authorized to move forward with a redevelopment plan, the applicant has posted escrow to cover everything and there will be a stakeholder meeting with the neighboring businesses and property on January 24, 2019 from 6-8 pm, and on the January 31, 2019 they are planning a community wide event that would have outreach to the residents on Cleveland.


**Public comment on any item not on the agenda.**

Ms. Hammond opened the floor to the public. No one appearing Ms. Hammond closed the public discussion.

**Adjournment**

There was a motion to adjourn from Ms. Hammond with a second from Mr. Millet and at 9:05 pm, the meeting was adjourned.

Respectfully submitted,

  
Jennifer Santiago, Board Clerk