

HIGHLAND PARK PLANNING BOARD
Highland Park Borough Hall-Council Chambers
221 So. 5th Ave.
Highland Park, NJ 08904
MEETING DATE – February 27, 2018 7:30 P.M.

Call to Order

The February 27, 2018 regular meeting of the Highland Park Planning Board was called to order in accordance with the rules for the Open Public Meetings Act by Chairperson Kim Hammond at 7:34 pm; Ms. Hammond indicated the location of the fire exits.

Roll Call:

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| Present | Kim Hammond, Scott Brescher, Rebecca Hand, Alan Kluger, Judi Shade Monk, Stephen Nolan, Susan Welkovits arrived at 7:38pm, Allan Williams |
| Absent | Paul Lanaris, Padraic Millet, Jim Constantine, Planner, Bruce Koch, Engineer |
| Agency Professionals | Bruce Koch, Engineer, Jim Constantine, Planner and Roger Thomas, Esq. |

Approval of Minutes:

December 20, 2017 Special Meeting

It was MOVED by WILLIAMS and seconded by NOLAN that the December 20, 2017 minutes with revisions be approved and with a voice vote by all present, the motion was approved.

December 20, 2017 Executive Session

It was MOVED by WILLIAMS and seconded by NOLAN that the December 20, 2017 Executive Session minutes with revisions be approved and with a voice vote by all present, the motion was approved.

January 23, 2018 Reorganization/Regular Meeting

It was MOVED by WILLIAMS and seconded by NOLAN that the January 23, 2018 Reorganization/Regular minutes with revisions be approved and with a voice vote by all present, and two abstentions by Kluger and Monk, the motion was approved.

January 23, 2018 Executive Session

It was MOVED by WILLIAMS and seconded by NOLAN that the January 23, 2018 Executive Session minutes with revisions be approved and with a voice vote by all present, and two abstentions by Kluger and Monk, the motion was approved.

Correspondence and reports: None

Zoning/Building Officer report – Scott Brescher

Mr. Brescher said they had received many zoning applications for generators and signs. They received a few for finished basements; there was a second story addition on Barnard Street. Two Zoning applications were denied Chef Tan for outside seating because they wanted to put in

outside heating next to the flammable awnings, they wanted to put in a glass enclosure and referred it to the Planning Board, and two-car garage was denied on South 5th.

Ms. Hammond asked about a large garage addition on Lincoln Avenue and that was a prior approval. Mr. Brescher indicated that they got approval about 2 years ago and it was a part of their approval.

Rehabilitation Screening Committee report - Kim/Judi

Ms. Hammond said that Mr. Constantine had reported at the last meeting that the Screening Committee has one potential application on River Road and since that time, the Developer has received feedback from the Committee and the neighbors and has decided to table his project. The designation of the Borough as an area in need of rehabilitation, the Council has the ability to create a redevelopment plan for that plot. Some of the benefits of this process was recognizing the potential for the plot, getting a lot of good feedback and being proactive now in being able to create a development plan designated for this space instead of waiting for a developer.

Mr. Monk said that at the last Screening meeting, the neighbors had showed up in anticipation to meet with the potential developer and offering their feedback and the neighbors are now charged with putting together their vision for what they would love to see ideally and provide their input towards that.

It was MOVED by WELKOVITS and seconded by KLUGER to go into executive session.

ROLL CALL: Ayes – Brescher, Hand, Kluger, Monk, Nolan, Welkovits, Williams, Hammond
Nays – None

There being eight (8) ayes and no nays, the motion to go into executive session was approved.

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

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

Master Plan Prep report

Mr. Nolan said early in the month, Mr. Kluger, Mr. Williams and himself met with the Planner and spoke about updating the plan instead of redoing the plan completely. There will be an outreach process that involves the screening committee and a larger committee that draws from people in the community. They spoke about having community workshops with the idea of making it the communities plan. In terms of the substance of the master plan, they identified preliminarily five focus areas and the rest will draw from the original plan. They looked at Landuse, Zoning, and Economic vibrancy, creative place making (arts, culture and creativity), updated zoning map, sustainability, mobility and parks and public space.

The Board spoke about RFP process and Mr. Nolan said that he would speak to the Mayor and Clerk regarding the process and what is permitted.

Action on any other business and work session.

Ms. Hammond said that she attended a Town Wide Chairs meeting and the topic of sustainability was discussed and they asked that each a sustainable officer be appointed and appointed Judi Shade Monk.

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 Mr. Millet with a second from Mr. Williams and at 8:23 pm the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago, Board Clerk