

HIGHLAND PARK PLANNING BOARD  
 Highland Park Borough Hall-Council Chambers  
 221 So. 5th Ave.  
 Highland Park, NJ 08904  
 MEETING DATE – January 23, 2018 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 7:30 pm; Mr. Thomas indicated the location of the fire exits.

**Roll Call**

Present	Kim Hammond, Rebecca Hand, Padraic Millet, Stephen Nolan, Susan Welkovits, Allan Williams
Absent	Scott Brescher, Alan Kluger, Paul Lanaris, Judi Shade Monk
<b><u>Board Professionals</u></b>	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. Mr. Williams nominated Ms. Hammond with a second from Mr. Millet and hearing no other nominations, a roll call was taken.

Roll call

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

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. Williams and hearing no other nominations, a roll call was taken.

Roll call

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

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	Ms. Hand, Mr. Millet, Mr. Nolan, Ms. Welkovits, Mr. Williams, Ms. Hammond
Nays	None
Abstain	None
Absent	Mr. Brescher, Mr. Kluger, Mr. Lanaris, Ms. Monk

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	Ms. Hand, Mr. Millet, Mr. Nolan, Ms. Welkovits, Mr. Williams, Ms. Hammond
Nays	None
Abstain	None
Absent	Mr. Brescher, Mr. Kluger, Mr. Lanaris, Ms. Monk

Motion approved.

**Setting of 2017 Meeting Dates and designation of 2017 Official newspaper(s):**

Ms. Hammond read the 2018 dates into the record:

There was a motion from Ms. Hammond with a second from Mr. Nolan to approve the Planning Board meeting dates for 2018 as the following: January 23, 2018, February 27, 2018 March 27, 2018, April 24, 2018, May 22, 2018, June 14, 2018, July 12, 2018, August 9, 2018 September 13, 2018, October 11, 2018, November 8, 2018, December 13, 2018 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 Mr. Williams with a second from Mr. Nolan to adopt the rules of order and with a voice vote, motion was approved.

**Approval of minutes of previous meetings.**

October 19, 2017 Regular Meeting

It was MOVED by HAMMOND and seconded by MILLET that the October 19, 2017 minutes with revisions be approved and with a voice vote by all present, one (1) abstention, the motion was approved.

**Memorialization of Resolutions**

**Resolution P2017-01**

Executive Session - Litigation Fair Share Housing

It was MOVED by HAMMOND and seconded by NOLAN that Resolution P2017-01, Executive Session - Litigation Fair Share Housing and with a voice vote by all present the motion was approved..

**Correspondence and reports.**

**Zoning/Building Officer report – Scott**

Ms. Hammond said that Scott Brescher, Construction Official was not present and the zoning/building officer report will be presented at the next meeting.

**Rehabilitation Screening Committee report - Kim/Judi**

Mr. Constantine said that during the last two months there has been a continuation of one application, 31 River Road. The site is in the PO zone; and is identified and publicly known in the draft Fair Share Plan. The Screening Committee met and is trying to reach a conclusion in terms of potential non-binding recommendation related to whether or not the property would be suitable for consideration by Council to go into a redevelopment plan to change the use to allow residential. A number of things were reviewed at the Screening Committee, one which was the appropriate zoning. As the property sits now there could potentially be 20 apartments with offices on the ground floor, apartments would be an accessory use.

Traffic comparisons between offices and residential were discussed. In the meantime, the Walter Avenue neighborhood residents became aware of this potential pending change, and sent a letter to Mayor and Council and two neighborhood meetings were scheduled, the last being this evening. Dr. Glasgold, the property owner came up from Florida and made the residents aware that he was selling the property. The meetings consisted of listening to the residents' questions and concerns, it was explained that there are a number of options that the Borough has no say over.

Mr. Thomas indicated that the Rehabilitation Screening Committee was discussed at the Zoning Board meeting, and it was agreed that Jim Constantine would attend one the upcoming meeting to discuss the process of the Rehabilitation Screening Committee. There was also discussion about possibly having a joint meeting with the Planning Board and suggested that Ms. Hammond discuss that with Ms. Richman.

**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**

Ms. Hammond said that the dedicated funding for the master plan update would be in place for 2019. The idea would be that two people from the Planning Board, two people from Zoning, etc. would service on a sub-committee to work with the professional group. She suggested that the sub-committee form sooner to start the groundwork, and when 2019 gets here they can hit the ground running.

It was MOVED by HAMMOND and seconded by MILLET to appoint Stephen Nolan, Chair, Alan Kluger, and Allan Williams to sit on the Master Plan prep committee, Padraic Millet as Liaison to the Fair Share Housing planning representative, with a voice vote by all present the motion was approved.

**Action on any other business and work session.** None

**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 8:00 pm the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago, Board Clerk