

**HIGHLAND PARK PLANNING BOARD  
MINUTES  
NOVEMBER 8, 2018 @ 7:30 P.M.  
Council Chambers, Borough Hall  
221 South Fifth Ave. Highland Park, NJ**

**Call to Order**

Chairperson Kim Hammond called the November 8, 2018 regular meeting of the Highland Park Planning Board to order in accordance with the rules for the Open Public Meetings Act at 7:37 pm; Ms. Hammond indicated the location of the fire exits.

**Roll Call:**

Present	Kim Hammond, Rebecca Hand, Paul Lanaris, Padraic Millet, Jeffrey Perlman, Allan Williams
Absent	Scott Brescher, Alan Kluger, Judi Shade Monk, Stephen Nolan, Susan Welkovits, Bruce Koch, Engineer,
<u>Board Professionals</u>	Roger Thomas, Esq. Board Attorney, Jim Constantine, Planner, Christopher S. Cosenza, Planner

**Motions for adjournment of any scheduled cases and any other motions** - None

**Unfinished or adjourned hearings** - None

**Public Hearing**

31 River Road, Block 183, Lot 24 Designation as a Non-Condemnation Area in Need of Redevelopment

Ms. Hammond opened the public hearing on 31 River Road, Block 183, Lot 24 designation as a non-condemnation area in need of redevelopment.

Mr. Constantine said that in 2016 the Borough declared an Area in Need of Rehabilitation for the entire Borough allowing for site-specific redevelopment plans. Between March and August of this year, we began the process to prepare a redevelopment plan for 31 River Road and adopted in August, with community participation in March with follow-up meetings with the neighborhood and that plan with unanimously approved by the Planning Board and adopted. This site has become a special zoning district superseded the former PO zoning and provides for the use, design and bulk standards, high level of consideration on design. The Borough Council believes that it is in the best interest of the Borough that this investigation with respect to the site allow the Borough to pursue all of the tools available under the redevelopment designation that are not available under the current rehabilitation designation with an adopted Redevelopment Plan. The study does not change the plan at all, and this is not an endorsement of any plan. The Borough has conditionally designated a redeveloper for this site and this is all about implementation. He reminded everyone that this was a non-condemnation designation.

**Approval of minutes of previous meetings.**

**October 11, 2018**

It was MOVED by WILLAIMS and seconded by MILLET that the October 11, 2018 minutes be approved and with a voice vote from all present four (4) ayes and two (2) abstentions from Lanaris and Perlman the minutes were approved.

**Memorialization of Resolutions.**

**Resolution P2018-07** Action on Matter of Consistency Review of Ordinance No. 18-1972  
Pursuant to N.J.S.A. 40:55D-26

Mr. Thomas said that was action that was taken at the last meeting, at that time the Ordinance was reviewed and found that it was consistent with the Master Plan, and furtherance of the Affordable Housing obligation.

It was MOVED by MILLET and seconded by HAND that Resolution P2018-07 be approved.

ROLL CALL: Ayes – Hand, Millet, Williams, Hammond  
Nays – None  
Abstain – Lanaris, Perlman

There being four (4) ayes, no nays, and two (2) abstentions, Resolution P2018-07 was approved.

**Resolution P2018-08** Resolution of the Planning Board of the Borough of Highland Park, County of Middlesex, New Jersey, Recommending the Designation of the Property Commonly Known as 31 River Road and Identified as Block 183, Lot 24 on the Tax Map of the Borough as an ‘Area In Need Of Redevelopment’ Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 Et Seq.

Mr. Thomas recommended if the Board was in concurrence and agreed with the plan and you would seek a motion to approve and memorization of Resolution P2018-08.

It was MOVED by HAND and seconded by MILLET to approve and memorialize Resolution P2018-08 agreeing that the testimony and the study does find and it is agreed that finds the area is in need of redevelopment and should be designated as such as non-condemnation redevelopment area.

ROLL CALL: Ayes – Hand, Lanaris, Millet, Perlman, Williams, Hammond  
Nays – None

There being six (6) ayes and no nays, Resolution P2018-08 was approved and memorialized.

Mr. Perlman said that he did not believe that the parking lot conditions meet the criteria but the rest of the investigation does.

**Correspondence and reports.**

Zoning/Building Officer report – Scott Brescher - None  
Rehabilitation Screening Committee report – Kim Hammond/Judi Monk - None  
Mt. Laurel status update/Fair Share Housing Obligation report - Jim/Padraig Millet - None  
Master Plan Prep report – Steve Nolan - None  
Sustainable NJ – Judi Monk - None

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

**Public comment on any item not on the agenda.** - None

**Public Comment:**

Ms. Hammond opened the meeting for public discussion and called upon all those wishing to speak to identify themselves. There being no one, Ms. Hammond closed public discussion.

There was a motion to adjourn from Mr. Millet with a second from Ms. Hand at 8:23 pm the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago  
Board Clerk