

HIGHLAND PARK PLANNING BOARD
 Highland Park Borough Hall-Council Chambers
 221 So. 5th Ave.
 Highland Park, NJ 08904
MEETING DATE – January 12, 2017 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, Alan Kluger arrived at 7:42 pm, Allan Williams, Phillip George, Padraic Millet, Stephen Nolan, Paul Lanaris, Stephany Kim, Judi Monk, Rebecca Hand, Susan Welkovits
Absent	Scott Brescher, Paul Lanaris
<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. Mr. Millet nominated Ms. Hammond with a second from Mr. Williams and hearing no other nominations, a roll call was taken.

Roll call

Ayes	Kim Hammond, Rebecca Hand, Stephany Kim, Padraic Millet, Judi Shade Monk, Stephen Nolan, Susan Welkovits, Allan Williams, Kim Hammond
Nays	None
Abstain	None
Absent	Scott Brescher, Paul Lanaris

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

Roll call

Ayes	Kim Hammond, Rebecca Hand, Stephany Kim, Padraic Millet, Judi Shade Monk, Stephen Nolan, Susan Welkovits, Allan Williams, Kim Hammond
Nays	None
Abstain	None
Absent	Scott Brescher, Paul Lanaris

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

Roll call

Ayes	Kim Hammond, Rebecca Hand, Stephany Kim, Padraic Millet, Judi Shade Monk, Stephen Nolan, Susan Welkovits, Allan Williams, Kim Hammond
Nays	None
Abstain	None
Absent	Scott Brescher, Paul Lanaris

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 and Bruce Koch as Board Engineer. Mr. Millet made a second to the motion.

Roll call

Ayes	Kim Hammond, Rebecca Hand, Stephany Kim, Padraic Millet, Judi Shade Monk, Stephen Nolan, Susan Welkovits, Allan Williams, Kim Hammond
Nays	None
Abstain	None
Absent	Scott Brescher, Paul Lanaris

Motion approved.

Board Clerk

There was a motion from Ms. Hammond with a second from Mr. Millet to appoint Ms. Santiago as Board Clerk.

Roll call

Ayes	Kim Hammond, Rebecca Hand, Stephany Kim, Padraic Millet, Judi Shade Monk, Stephen Nolan, Susan Welkovits, Allan Williams, Kim Hammond
Nays	None
Abstain	None
Absent	Scott Brescher, Paul Lanaris

Motion approved.

Ms. Santiago accepted the position as board clerk.

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

Ms. Hammond read the 2017 dates into the record:

There was a motion from Ms. Hammond with a second from Mr. Millet to approve the Planning Board meeting dates for 2017 as the following: Thursday, February 9, 2017, Thursday, March 9, 2017, Thursday, April 20, 2017, Thursday, May 11, 2017, Thursday, June 8, 2017, Thursday, July 13, 2017, Thursday, August 10, 2017, Thursday, September 14, 2017, Thursday October 19, 2017, Thursday, November 9, 2017, Thursday, December 14, 2017 meetings begin at 7:30 pm in the Council Chambers of Borough Hall, 221 South Fifth Ave. the official newspaper 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. Millet with a second from Mr. Williams to adopt the rules of order and with a voice vote, motion was approved.

At 7:44 pm the January 12, 2017 Regular Planning Board Meeting began.

Memorialization of Resolutions

Resolution P2016-07

PSE&G/Weston Solutions, Inc.
Donaldson Street
Preliminary & Final Site Plan
Block 49, Lots 41-56

Ms. Hammond indicated that there were some comments made that had asked to be included and the Board Attorney reviewed them.

Mr. Thomas indicated that he did not have an issue with any of the comments received from Counsel. He said that there was some discussion regarding an issue with one of the conditions but he was not

concerned with that at this point. He said that the Resolution as it is currently presented to the Board is an accurate representation on the action that was taken at the December meeting with one exception.

Mr. Koch said that there is a minor point that there is a portion of an unimproved right-of-way that they want to occupy with combination panels of the building and he suggested that be deferred to the governing body for approval.

Mr. Thomas said that he agreed and suggested adding that as a separate condition: the applicant shall be required to go for approval through the Borough Council for encroaching on their road.

Mr. Thomas said that he had a discussion with Counsel with regard to a condition that indicated that the action was to be subject to submission of some grading information to determine if there was any further possible type of variance because of the grade. He said that he had a conversation with Mr. Koch and then relayed some of the thoughts that he had to Counsel and he was kind enough to provide a copy of the transcript and on page 67-68 it was clear that the Board did was approve the application subject to the applicant providing that information, to be reviewed by Mr. Koch so there was a clear understanding that there was no variance that might be required. He indicated that he had a conversation with the applicant's Attorney and they understand that should that information come in and require an appropriate variance they would then apply appropriately.

Ms. Hammond said that she raised a question about the language used regarding the trees and whether or not they were satisfying this obligation or not and did not know whether we needed to add a sentence that said something about that effect. Mr. Thomas said that he would add a condition and will review that with Mr. Koch and get the language that might be appropriate.

Mr. Williams indicated on page 1 where it indicates Block 41-56 it should be Block 42-55 as indicated in the bid documents. Mr. Thomas said that he has no problem changing it once confirmed.

Mr. Williams said it was indicated that the application was deemed complete and he could not remember if we did or did not so he went back and listened to the CD and we did not deem the application complete.

Mr. Thomas said in his opinion, once you start the application, even if you do it affirmatively which he prefers, but if you start the application by operation of law it is a complete application.

Mr. Williams said in the last paragraph on the page 4 at the top of the page "will comply", page 6 "the Board" finds, and proposed the following additional wording to condition no. 2 "the Applicant agrees to comply with the Tree Ordinance of the Borough of Highland Park. Further, the Applicant agrees to comply with the report of the Highland Park Shade Tree Advisory Committee, particularly Items 1, 2 and 4 in their report of December 12, 2016, which includes an inventory of trees to be removed as defined in the Tree Protection Ordinance. A member of the Environmental Commission shall be invited for the inventory. It was discussed and agreed that trees planted along Donaldson Avenue would be credited towards compliance with the municipal tree ordinance. The Shade Tree Advisory Committee should approve the choice of mixed conifer and deciduous trees.

It was MOVED by MILLET and seconded by WILLIAMS that Resolution P2016-07 as modified, be approved.

Roll call

Ayes	Rebecca Hand, Stephany Kim, Padraic Millet, Judi Shade Monk, Stephen Nolan, Allan Williams, Kim Hammond
Nays	None
Abstain	Alan Kluger, Susan Welkovits
Absent	Scott Brescher, Paul Lanaris

Motion approved.

Resolution R2016-09

Resolution of Prior Condition No. 17 for
American Properties at Highland Park, LLC,
Application No. P2015-04

Ms. Hammond recused herself for the remainder of the meeting.

Mr. Thomas said that the Resolution has been prepared and distributed and he had received some earlier suggestions that were distributed and an amendment and the Board has had the amendment and therefore offered the Resolution in front of the Board as an accurate representation of the actions that were taken on December 8, 2016.

Mr. Thomas said that if there were no other modifications.

It was MOVED by MILLET and seconded by WILLIAMS that Resolution P2016-07 as modified be approved.

Roll call

Ayes	Rebecca Hand, Stephany Kim, Padraic Millet, Judi Shade Monk, Stephen Nolan, Allan Williams
Nays	None
Abstain	Alan Kluger, Susan Welkovits
Absent	Scott Brescher, Paul Lanaris

Motion approved.

Correspondence and reports.

Ms. Hammond said that the Screening Committee scheduled for this evening was cancelled because Mr. Constantine was unable to attend.

Ms. Hammond welcomed Councilwoman Susan Welkovits to the Board as the Council Liaison taking the place of Phil George who worked very hard keeping the line of communication between the Board and the Council and we look forward to working with Ms. Welkovits.

Action on any other business and work session: None

Public comment on any item not on the agenda: None

Public Discussion

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

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