

HIGHLAND PARK PLANNING BOARD

MINUTES

November 10, 2016 @ 7:30 P.M.

Council Chambers, Borough Hall

221 South Fifth Ave. Highland Park, NJ

Call to Order

Chairperson Kim Hammond called the November 10, 2016 regular meeting of the Highland Park Planning Board to order in accordance with the rules for the Open Public Meetings Act at 7:32 pm; Ms. Hammond indicated the location of the fire exits.

Roll Call:

Present	Kim Hammond, Alan Kluger, Allan Williams, , Philip George, Padraic Millet, Scott Brescher
Absent	Paul Lanaris, Steve Nolan, Stephany Kim, Judi Shade Monk, and Rebecca Hand and Roger Thomas, Esq.
<u>Board Professionals</u>	Roger Thomas, Esq., Board Attorney, Jim Constantine, Borough Planner, Bruce Koch, Borough Engineer

Ms. Hammond announced to the Board and congratulated Rebecca Hand on the birth of her son.

Approval of minutes of previous meetings

September 8, 2016

Mr. Williams said that the spelling of a name was incorrect and he would provide it to Ms. Santiago.

It was MOVED by MILLET and seconded by GEORGE that the September 8, 2016 minutes with the correction, be approved, and with a voice vote from all present the minutes were approved.

Hearing of New Cases

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

R2016-07
Preliminary & Final Site Plan

Ms. Hammond said that the matter on the agenda tonight regarding PSE&G would not be heard tonight. PSE&G in the matter involving application P2016-07 will be carried until the December 8, 2016 meeting at 7:30 PM in Council Chambers, Borough Hall, 221 South 5th Avenue, Highland Park NJ without further notice.

Memorialization of Resolutions

Resolution R2016-08 Area In Need of Rehabilitation

Mr. Kluger indicated that there was a small spelling error on page 2, second paragraph last sentence “there” should be “their”; at the top of page 2 the last sentence of the small paragraph at the top, the only time that projects will proceed will be at the discretion of the Borough and asked if it was also voluntarily by a property owner and does it have to start with the property or the Borough can on its own.

Mr. Constantine said that the Borough holds all the cards, the Borough can do it without the property owners consent, the Borough can do it with the property owner requesting, but the property owner or developer cannot do it on their own, it is the discretion of the Borough.

Mr. Millet said regardless of who might be interested in it; it has to go through the Borough in order to initiate it. Mr. Constantine said the Borough Council.

Mr. Kluger said that it does not speak about the benefit to the Highland Park Redevelopment Agency and the Redevelopment Plan, and thought that was one of the main drivers of this, to fill in the gaps.

Mr. Millet said that another sentence could be added with the paragraph that starts Mr. Constantine on page 2 and outline the benefits it might have to the Redevelopment Agency and expand on that.

Mr. Kluger said one of the drivers was, as the Agency members said, because there are properties that are not in redevelopment it is hindering their ability to get projects done or for developers to even consider.

Mr. Constantine said that you could say particularly where sites straddle the redevelopment area boundaries.

Mr. Kluger said that he would write and e-mail it to Jim Constantine and get it to Roger Thomas.

Mr. Constantine said there was a line that is on the flyer that could also be suggested to Mr. Thomas as well. Mr. Kluger agreed.

Mr. Williams said on the first whereas, first line it says in need of redevelopment and redevelopment is one thing and rehabilitation is another and seems that it should say rehabilitation. It is referenced in the second whereas as well.

Ms. Hammond asked why NJSA 40A says Redevelopment, and is that where it is coming from. Mr. Williams said that was redevelopment which NJSA 40A:12A-14 is rehabilitation; this was a general reference to redevelopment. He suggested leaving that up to the lawyers and Mr. Constantine but he just did not think it seemed right.

Ms. Hammond indicated that it is stated as redevelopment throughout.

Mr. George said that he thinks it was just an error but Redevelopment and Rehabilitation are covered under the same statute.

Mr. George said that he does not know if this is necessarily an inclusion because it might be included in the minutes but one of the documents that they looked and he distributed were copies of selections from the Capital Improvements Task Force final report that talked specifically about the age of the infrastructure and the need for repair.

Ms. Hammond asked Mr. Constantine if that had to also be incorporated into the Resolution.

Mr. Constantine said that he certainly thinks it makes it a little more air tight to do that. Ms. Hammond agreed.

Mr. George said that he knows it would be attached to the minutes but also thinks it should be mentioned in the Resolution.

Ms. Hammond said that the 4th Whereas needs to be fortified. Mr. George asked that it read, "as noted in the 2016 Capital Improvements Task Force final report pages 32-36.

Mr. Kluger said that when someone goes through this process, is it considered redevelopment. Mr. Constantine said that what the statute allows you to do under area in need of rehabilitation is to prepare a redevelopment plan, and suggested adding, "by which redevelopment will occur under area of rehabilitation.

Mr. George recommended adopting the resolution, as the changes were not substantive.

It was MOVED by KLUGER and seconded by MILLET that the Resolution R2016-08 be approved as amended.

ROLL CALL: Ayes – Kluger, Williams, George, Millet, Brescher, Hammond
Nays – None
Abstain – None

There being six (6) ayes and no nays, the resolution was adopted with the changes.


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, public comment was closed.

Ms. Hammond indicated that the sub-committee did meeting on an upcoming subdivision and things were moving along and it looked like PSE&G which was just carried and potentially the subdivide would be heard at the next meeting.

There was a motion to adjourn from Mr. George with a second from Mr. Williams at 7:49 pm the meeting was adjourned.

Respectfully submitted,


Jennifer Santiago
Board Clerk