

REGULAR MEETING – MAY 21, 2019

A Regular Meeting of the Highland Park Mayor and Council was held in Borough Hall, 221 South 5th Avenue, on Tuesday, May 21, 2019 and was called to order by Mayor Brill Mittler at 7:13 PM. Mayor Brill Mittler read the Open Public Meetings Statement.

Present: Mayor Brill Mittler, Councilpersons Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits; Borough Attorney Schmierer; Borough Administrator Jover; Borough Clerk Hullings.

Absent: None.

Mayor Brill Mittler present Herbert Gross with a proclamation honoring him a distinguished resident and for service a United States Marine Corp.

On motion made by Councilman George seconded by Councilwoman Welkovits, the minutes of the Regular and Conference Meetings held on September 20, 2011, October 4, 2011, October 18, 2011, and February 5, 2019 and February 19, 2019 were approved as distributed by the following roll call vote, to wit:

Ayes: Councilpersons, Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits.

Opposed: None.

Absent: None.

Abstain: None.

Mayor Brill Mittler asked the Council members to present their reports.

Councilwoman Kim-Chohan reported that in regards to Senior Services, there are free eye screenings available at the Community Center on Thursday May 30, 2019 starting at 9:30 AM; you must stop by the office or call to register open to the public ages 3 and up. The Municipal Alliance meeting will take place on June 4, 2019 @ 11:15 AM at the Community Center and Council on Aging will take place on June 4, 2019 @ 2:30 PM at the Community Center. Save the Date for the Senior Prom on June 18, 2019 4-7 PM at the Community Center, also Save the Date for our Cruise trip Wednesday, July 24, 2019 enjoy a beautiful day sailing the Hudson, \$65.00 per person including gourmet lunch buffet, desserts and dancing. Please check the Facebook page for upcoming activities, events and trips. Summer camp begins July 8, 2019 and this year they added on early care starting at 7AM please stop by the Community Center for more details. The Highland Park Youth Theater, the Fireworks program that you will see before the actual show rehearsals begin May 30, 2019, it is selections from the greatest showman. Summer Tennis lessons for youth and adults will have 8 sessions; registration deadline is June 19, 2019. The Memorial Day parade will begin at 11:00 AM on Monday, May 27, 2019, starts at the Monument Square in New Brunswick and proceed up Raritan Avenue to the Doughboy Monument in Highland Park. The Highland Park Municipal Band has their free Spring concert, Sunday, June 2, 2019 2-3 PM, refreshments will be served after the concert. Save the Date: Fireworks in the Park, July 3, 2019 with a rain date of July 7, 2019. The Arts Commission is currently exploring options and ideas for the Auto Mechanic Shop Bergen Auto on Raritan Avenue, the Borough Administration asked the Arts Commission to look into doing something with the outside of the building since the building is now owned by the Borough. The Band-Aid bench will be ready mid-June; open studios took place this past weekend with fourteen artists participating in eight homes. Access Granted is a grant the Arts Commission applied for through the County, the grant will actually follow disabled or handicap individuals in town and through photographers, they will tell their stories and show their day-to-day challenges and their ups and downs throughout the day, there are currently twelve participants and two photographers. She is working on helping Sustainable Highland Park come up with the arts inventory. The owner of the building that houses Robert's Floral has given approval for the mural to be painted on the side of the building. The Historic Commission is working with Edison Township to celebrate the 150<sup>th</sup> Anniversary of Raritan Township, a meeting will be scheduled with herself, the Mayor and some representatives from the Arts Commission, if you do not know about 150 years ago Highland Park, Edison and Metuchen was part of Raritan Township. The Historic Commission has been working on the Mayors of Highland blog that web site is: [mayorshighlandpark.home.blog](http://mayorshighlandpark.home.blog) if you have chance check out some of items that they have uploaded about our Mayors and that we have had 33 Mayors since the beginning of Highland Park. In the Commissions historical collection is a wire recording media that is actually a wire that was used in 1940's and they are looking for someone to actually convert it so we see what is on the wire recording. Starting in September the Commission will meet the Third Thursday of each month at 7:00 PM in Borough Hall. The next meeting will take place June 9, 2019 @ 1:15 PM at the Highland Park Library. On May 13, 2019, she joined Congressman Pallone for a press conference in Highland Park to push the Federal Government to ban asbestos. Native Asian American and Pacific Islanders Heritage Month is celebrates the cultural traditions and history of American Asians and Pacific Islanders in the United States, she had the opportunity to celebrate with the Governor and the First Lady along with other Asians throughout the State, this year for the first time Highland Park will join in the celebration, Thursday, May 23, 2019 @ 7PM in Council Chambers she will be modeling a panel of Asian Americans with the theme "The Journey to the American Dream" with special guests: Angela Yee Angela Yee, Radio Host on Power 105.1, first South Asian Middlesex County Freeholder, Policy Maker for our First Lady Tammy Murphy, Chief IT Officer and President of the Chinese Culture Club at the Highland Park High School. They will close out the first with a free screening of Crazy Rich Asians on May 31, 2019 @ 7 PM at Borough Hall Council Chambers.

Councilman Hale reported the Highland Park Food Pantry has collaborated with Middlesex County and students at the Rutgers University Advancing Community Development program to develop a series of information flyers and outreach efforts designed to help educate the public on food product dating, safety and consumption. Confusion over the meaning of dates applied to food products has resulted in many consumers discarding perfectly safe and wholesome food. By understanding food product dating, we can decrease food waste in our community. There is a flyer concerning this on the table and I believe we will be sharing it through social media and our web site soon. Residents interested in learning more about food product dating are encouraged to visit USDA web site: <https://www.fsis.usda.gov> In addition, the flyer has the address of a community survey about the issues of food dating and filling it out would help the Rutgers researchers and the HP Food pantry better understand the information gaps residents have when it comes to food dating and food safety. Human Relations commission reminds

everyone that June is Lesbian, Gay, Bisexual and Transgender Pride Month. The Highland Park Human Relations commission would like to remind everyone that June is Lesbian, Gay, Bisexual and Transgender Pride Month (LGBT Pride Month). On Monday June 3 there will be a LGBT Pride Month flag raising at the community center from 9:30 to 10:30am. We hope that all residents will attend this important commemoration of the 1969 Stonewall uprising and lasting impact that members of this community have had on history locally, nationally, and internationally. Highland Park Equity Commission Leadership Meeting with Police Department. We had what I thought was a very productive meeting this week between Chief Abrams, Captain Curbelo and our Police Department Mentor Chief Quovella Spruill and the chairs of the HP Equity commission chairs Justin Burton and Lucinda Holt. I want to thank everyone who attended. At the meeting, we discussed a number of issues but focused on how the HP equity commission can assist and be a part of the process to develop benchmarks for the new police leadership team and department as a whole. Specifically we focused on: Ways of expanding the training opportunities for all police officers in de-escalation, implicit bias and procedural justice training and importantly developing a system for reporting to the public on what trainings have been planned and what trainings have actually been accomplished; Ways that data collection of all types might be improved. As I mentioned, at the last meeting we are discovering gaps in collecting and managing of police data. I am happy to report that Police department working with one of our database management vendors believe they have found a solution to allowing our system to report out individual level citation data. The fix is not free but the Chief has allocated the needed funds to make the fix happen; Lastly, we discussed ways of improving the existing anonymous complaint system and ways of better communicating the fact that under current policies, any complaint to the police department can be delivered anonymously and it will automatically trigger an investigation process. We hope to work on including in the benchmarks improvements in the communication of this existing process but also in improving the reporting of the outcomes of these investigations more clearly to the public.

Volunteer appreciation night. I just wanted to add my voice of thanks to all of the volunteers of all the committees in Highland Park. The formal recognition of all your good work and efforts will be this Wednesday May 22, 2019 at 7:00pm but I just wanted to say thank you to everyone who volunteers for the borough. We could not do this without you and really appreciate everything you do to help the Highland Park family.

Councilwoman Welkovits congratulated the Borough for at least the third year in a row, Highland Park Borough has received Gold level status from Safe Routes to School, also Irving and Bartle Schools have also received Gold status again and the middle the school for the first time has received Gold level certification. Special thanks to Bill Leary and Christopher Gonda from Keep Middlesex Moving they are the Counties non-profit, transit and mobility organization and special congratulations to the Borough Administrator Teri Jover who has been appointed to the Board of Keep Middlesex Moving. This past Thursday and Saturday Main Street Highland Park held their annual planting days for the Spring and by 11:00 AM on Saturday the plants were all given out, another year of great success and enthusiasm. Tonight the Council will be approving a Resolution authorizing the execution of a letter of agreement for participation in the Main Street New Jersey program, this is new from the Governor and this will allow Main Street Highland Park to eligible for Main Street New Jersey awards for physical improvements and operational support. There is talk about going out for grant monies to improve the location of the Farmers Market. May 31, 2019 Main Street Highland Park will have their Berry Fest, the Mayor will be one of the Judges to taste test berry pies, and we are looking for volunteers to bake please contact Main Street Highland Park and let us know if you would like to volunteer. The Farmers Market began the first weekend in May and run through December and that is every Friday from 11AM – 5:30PM. On June 1, 2019 is the first outdoor movie theater, Dragon Slayer, and starting in June on Friday's Music on the Corners. She thanked Lt. Panichella for putting up the new pedestrian crossing signs.

Councilwoman Foster Dublin updated everyone on the Teen Center, the Center has been open since last year and the number of teens that have been attending the center has grown tremendously there are tons of programs and the facility is in constant use. The June they will holding a graduation ceremony for the young people who have used the facility and will be going off to college, date to be announced. One Monday afternoon's Panera Bread has provided meals for the kids and they a tutor comes in for tutoring sessions as well. On July 13, 2019, the students will visit the African American Museum in Washington DC, the Jewish Museum and later the American Indian Museum. In August, they will be going for a day of fun in Dorney Park. Today they had a resume building and a job experience exercise class, Tuesday they go for resume building, a mock interview process. They will be applying for summer jobs through the County. The Youth center is going to be having a planting day for more information please contact Ashton Burrell. They are also seeking to put a mural on the side of the building so they are looking for artist who will help them to create a mural on the side of the building, each participant of the center wants to leave their own mark on the building. On Monday, May 27, 2019, Memorial Day, starting at 8:30 AM where we lay wreaths for those we have lost in Highland Park, it starts at the Police Department, then Fire House and the different areas in Highland Park where people who have served our community have lost their lives; a dedication is done in memory of those persons. She congratulated Mr. Gross for his dedication and service to our country, he has been a strong advocate throughout the years of talking about the services that veterans have provided to us and to remind us every Council meeting that freedom is not free. She indicated that her cousin has just retired from the US Army as a Sergeant and she has served in Afghanistan, and she had given her the flag that has flown in Afghanistan and this Memorial she is dedicating the flag to be flown here. She thanked Mr. Gross for constantly reminding us that the price of freedom is not free and we have a debt that we cannot pay to our service members. June is designated Caribbean American Heritage Month and with that they will be raising the Caribbean flag, Caricom, which represents all 18 states in the Caribbean.

Councilman Fine - no report.

Councilman George also congratulated Mr. Gross. Mr. George reported the new one-man refuse truck program is scheduled to be ready by mid-July. The ship date for the toters has been confirmed for approximately 2 weeks from now. DPW staff will start assembling and distributing them and we anticipate having them distributed by mid- to late July. They will include a set of instructions to help residents understand the new program and place the toters for the truck. In the meantime, the route will be tested.

DPW crews are hard at work on landscaping Borough properties, and placed playground mulch at Karsey and Felton Parks. They are catching up on Spring Maintenance after our rainy spring at Borough Properties. The installation of new LED outdoor fixtures at all Borough buildings is nearly complete. As you have heard here at meetings, we also are participating in PSE&G's finance program to install LED interior lighting in all Borough Buildings as well. The DPW pothole list is done and the crews will be doing patching weather permitting and trash/recycling permitting throughout the summer. Our new and refurbished road striping machines are now at work and you should have noticed that all crosswalks are being repainted, starting with the Safe Routes to School streets. The Environmental Commission is reviewing the comments to the Electric Vehicle Ordinances, which we are working on, regarding placement of charging stations and amendments to the Zoning Ordinance to make allowance for charging stations and related EV provisions. The next meeting is June 5th at 8:00pm. Unfortunately, Earth Day was cancelled due to the threat of bad weather and cold, damp conditions continued all day. SHP won a Park Partners grant to sponsor posters for Earth Day for local artists and there were a number of submissions, which SHP will make available to members of the public. We thank Chairperson Tina Wieshaus and volunteer Irene Reigner for all her help in designing the project, planning the booths and coordinating the submissions. STAC's purchase of 50 dogwoods to be available to residents at Earth Day was obviously rained out. However, thanks to Rebecca and Javier of Main Street and Chairperson Karen Swaine and the members of STAC, they were distributed to residents at the Farmers Market on Friday. STAC has completed a flyer for distribution to all residents regarding the Emerald Ash Borer problem and the removal of street trees as well as identification points for trees on private property.

Councilwoman Welkovits said in collaboration with the Shade Tree Advisory Commission who gave the plants and shared information at the Farmers Market, we would like the Farmers Market be of an area where people can come and gather information and exchange information. What they are looking at in the near future is to build out that area a little more and have the Borough have a presence there on a regular basis where people can come ask questions or various committees can show case their stuff. Councilman George said tying in with that is what Councilman Hale was speaking off, the new food waste movement; most Farmers Markets try to donate to food kitchens and such.

Borough Administrator Jover reported that the Borough was up for recertification with Sustainable Jersey. The Borough has gotten Silver certification the last few times, she and Emma have been coordinating all the good from our Boards, Commissions and Committees and Departments within the Borough to try to pull together a strong package for recertification and that deadline is coming up in June. She indicated that she would keep everyone posted as those progresses. She mentioned two initiatives, they have been fast at work the NJDOT bicycle and pedestrian planning initiative that has been on going for about a year now, and we will be scheduling a community meeting to roll out some of those recommendations. She said that the Master Plan Re-examination process would be kicked off in a more public way; keep an eye out for those. There will be an initial kick off meeting as well as another opportunity for community engagement after the summer.

Borough Attorney Schmierer- No report.

Mayor Brill Mittler reported that this years planting day was even more exciting then it has been in the past, she had the chance to participant this year and there were so many children signed up and it was a lot of fun to go around town watch the children planting, it was a wonderful experienced and thanked Main Street Highland Park. The Borough has received several grants: the NJDOT grant, last year we received approximately \$280,000 this year we received \$596,000 and that is to fund road repairs throughout town. Councilman George mentioned the pothole repair list but did not mention that it is three type written pages long so we will be getting out there. We received a \$50,000 grant from the Community Development Block grant program of Middlesex County these monies are going to cover the construction of the teen center. Three years there was a tragedy in Highland Park in area what is called Upper Raritan when a young child walking on the sidewalk was hit by something that a car struck and he lost his life, and since that time she has been working with the NJDOT to get more safety features put into that stretch of roadway, we have been looking at various things, but working with the State does take a while. With a change in Administration, we have seen a ramp up in the activity to help us get traffic calming measures in that part of town. The speed limit was recently reduced to 35 mph as a result of this however there are new people at the NJDOT with a new Administration and our Senator Pat Diegnan is now the Chair of the NJDOT Committee at the Senate and he has been very helpful in getting the NJDOT to come and work with the Borough and put some plans together. She is happy to report that some of the electrical work for some of changes has already begun and we will be looking at temporary measures put in for the next few years until the final road diet can be completed hopefully within the next five years. The temporary measures will be left in place even after the road diet occurs. We have hired the services of Ms. Elizabeth Williams Riley who is the head of the American Conference on Diversity to put together a study or program for our residents in terms of diversity and implicit and inherent bias, the Borough is committed to this program, she has asked that we put a task program of community leaders to help her understand what the problems are. Invitations were sent out to twenty of our community leaders to help us start this group. We have received positive responses from ten and we are hoping to get this group together starting in June to start working towards what we can do as a community moving forward. She had the opportunity late last week to visit one of the Borough's newest restaurants in town, the Sweet Shop, it is more then just a sweet shop and they have New York Cheese cake, they have soups, it is a family run business and she wished them the best of luck in Highland Park and encouraged everyone to visit. This is one of seven new businesses that have opened in Highland Park, including The Blue Horse, China Lee, Comic Sanctuary, Kybele Café, the Martial Arts Studio and Meray Restaurant. She thanked Main Street Highland Park and all of the volunteers for their active commitment in keeping our downtown vibrant and the stores filled. We have been working closely with the Pride Center of the LGBTQ flag-raising event. Volunteer Appreciation Night is coming up tomorrow night. This years volunteer of the year award is going to Roberta Kressel from the Library Board for her activities with Daisy the dog who works with children and seniors, she has been doing this program for a very long time, it is a wonderful program and we thank her and library for making it available to all the residents. She has been meeting with Rutgers University in the City of New Brunswick and we have revived

the request that she has made over the years for the Rutgers Bus and changing the bus route to include Highland Park so that all Highland Park Rutgers residents keep your fingers crossed this will happen soon.

Mayor Brill Mittler opened the meeting for public discussion and called upon all those wishing to speak to identify themselves.

Herb Gross, Adelaide Gardens thanked the Mayor and Council for their handwork that they have done throughout the years. Everyone in this room knows that it is not an easy task for all these ladies and gentlemen on the Council to do their job and reporting what is going on in Highland Park. This Friday, May 24, 2019 and May 26, 2019 is poppy day sales all around the Country. The sales are donated to help every veterans cause for example the Disabled American Veterans DAV, and Wounded Warriors. On May 24, 2019 and May 26, 2019 his commander William Young and Bobby Porter have sat down with the management of Stop and Shop, he will be there with other veterans this Friday and Sunday. He reminded everyone in the room to support your doctors and nurses, these doctors and nurses joined us in the firefight, they are the backbone of the United States of America. Freedom is not free and please do not forget that. He introduced his commander William Young and Bobby Porter.

Bobby Porter indicated that William Young was going to be the Grand Marshall and also on Thursday at 11AM, himself and William are going to on WCTC being interviewed and talking about Memorial Day.

Lois Lebbing, North 2<sup>nd</sup> Avenue, asked if the Borough has found their ADA Coordinator for the access board. Councilman Hale said that Gary Panichella is still the ADA Coordinator, and when he retires, we will be filling that position. Ms. Lebbing suggested they look at the transition plan which was really passed contrary to minutes in April 2009 when then Coordinator Scott said there were two transition plans that did not pass which was not true. Page 4 talks about examples of Main Street title 2 as ownership of the Borough and all the buildings here in town that have passed the deadline to be accessible to our veterans, seniors and others. For those of us twenty years ago listening to the Buck woods ravine planning board discussions over 2,000 tandem trucks of fill would be required for those speakers who want a spread-out area instead of a high-rise that is going to forever and forever of tandem truck fill, it becomes a gated community when you put your retaining walls around there instead of having an exit up to South 7<sup>th</sup> Avenue. Dr. Baran used to talk about the geological features that now it becomes a gated community with one entrance in and out. She has a 1999 letter that asks if Graham Street between South 5<sup>th</sup> and 6<sup>th</sup> was ever vacated which might give it an exit. She indicated that she had a document from when the Brody house was being torn down on the corner of North Adelaide that there a known New Jersey contaminated site less then 300' from the Buck woods ravine edge, so whatever is built there those new residents have to warned as people on South 7<sup>th</sup> should be warned that they are near a contaminated site between Valentine and Donaldson Streets. She did an estate in Princeton that recycles food, in addition to the recycling that we should do more of here will that ever be picked up Middlesex County. Councilman George said that the County has discussed a number times and usually came up as composting, and he had discussed this with some of the members of the lower Raritan Watershed as well. He has heard but not has had a chance to speak to the coordinators there but they are talking about that as the food waste problem is discussed more and more and expirations do not really mean that you have to throw things away. He said that he would get further details from the County on that.

John Marron, 232 Volkert Street, Vice Chair of the Highland Park Arts Commission, Member of Main Street Highland Park, co-founder of the Highland Park Artist collective, he thanked the entire Council for being very pro arts these last few years, especially Councilwoman Foster-Dublin, Councilwoman Kim-Chohan and Councilman George, Councilwoman Welkovits has been a great pro arts person as liaison to Main Street Highland Park. He mentioned Allison Ballwin who is leading the Access Granted program and they hope to work with Universal Access and all the disabled people in town. Amy Pollack will have a beautiful bench in front of the Lafayette School, he thanked Councilwoman Welkovits because he lived at the corner of Volkert and Benner and lost two cats the first year he lived in Highland Park, he went to the Police Station asking for signs and in the last 3-4 months he has a turning sign and just this week a pedestrian crossing sign which will make Volkert Street much safer. The Highland Park Arts Commission has done 40 programs, and served 11,920 people in the last two years and they want to continue the generous budget funding, thanked Teri Jover for helping to find \$1,500 more; they have written two grants for \$2,000 one for a meal project and \$2,000 for the Access Granted but because they have done a lot of programming he would hope that everyone would be sympatric in helping them find other sources of revenue. The City of Berlin's art funding is more then every single state in the United States arts budget, we are not Europeans it's a different economy of scale but he lived in San Francisco for many years but the reason the Arts Commission has done 40 programs in two years because they have people like Amy Pollack, Pandora Scooter, Stephany Kim-Chohan, Elsie Foster-Dublin and Phil George helping and he thanked everyone.

Irene Riegner, 30 South Adelaide said that she is with Sustainable Highland Park and she was involved with the "Yes We Can" Environmental posters that went and just wanted to thank the Borough for the opportunity under Park Partners to participate in this and she also thanked the Arts Commission. Their advice and publicity was invaluable. She also thanked John Marron for Rite Aid art gallery where most of the posters are. Arts are an very important part of our lives the have the possibility to bring people together and in today's world we need much more of that and we could use the arts to have people come together to create art together in the community. Mayor Brill Mittler said that she and the entire Council are very committed to public art, the opportunity for all residents no matter their economic background to participate in the arts is crucial, she had a fund raiser at her home for the Hub City Opera and they are a group of volunteers that bring Opera to all people. This is something that is important and we must continue to find ways to bring all forms of art to the public and thanked all of them for everything they do.

No one else appearing to be heard, the Mayor closed the public discussion.

The Clerk reported advertising an ordinance entitled, Overlay Zoning Ordinance for consideration of passage on final reading by title and that affidavits of publication thereto are on file. She also reported that the ordinance had been posted and made available to the public, as required by law.

Mayor Brill Mittler declared the public hearing on the ordinance open to all officials and persons present and called upon all those wishing to speak for or against the ordinance to do so.

Edwin Schmierer, Borough Attorney indicated that the Overlay Ordinance pertains to the Buck Woods property, the Ordinance was introduced a month and a public hearing was scheduled for this evening, since the Ordinance was introduced we have had several mediations session with the Special Master in the Mount Laurel lawsuit and another on Thursday. The purpose of that was to refine and revise the Ordinance so that the issues that we raised many times by the residents of this community were addressed. He assured everyone that the Ordinance would not permit a gated community. Currently they will be meeting with the folks that own Buck Woods as well as with the Borough Planner, and the Mediator who has been appointed by Judge McCloskey to work on final revisions to the Ordinance. That Ordinance is scheduled to be completed and considered by this Council for Introduction (the New Ordinance) at the meeting on June 11, 2019 and the final public hearing on that Ordinance would be scheduled for July 2, 2019 and at that time the Ordinance would be presented, if adopted, to Judge McCloskey as a part of our Affordable Housing Compliance plan which will be presented at a compliance hearing on July 14, 2019. The Ordinance does provide for the construction and alternate form of construction the underlying residential zoning that would allow putting individual houses on small 5,000 sq. ft. lots across the property is not being repealed, that will remain. What is happening is the overlay ordinance will give an alternative way to develop the property that would allow for the property that would allow for the construction of not more than 75 multi-family units of housing and of the 75 units, if they are ownership units 20% would be affordable housing the rest would be market rate units and if it is rental housing 15% of those units would be rented to persons of low and moderate income and that is how they become apart of our Affordable Housing Compliance Plan. The Plan is to also to have the units assembled in two buildings neither having no more than forty units and those buildings would be located closest to where 6<sup>th</sup> Avenue terminates. That is the general plan, that is not going to change when the new Ordinance is proposed on June 11, 2019 but there a lot of details that have to be worked out in terms coverage, in terms of trying to prevent or preserve some of the property to the rear of the property, going towards the River and those are the details that are being worked on now. The Council will proceed with the hearing tonight but at the end of the hearing he suggested someone entertain a motion to table the vote tonight and continue the hearing until July 2, 2019. We did that with the other Buck Woods Ordinance, which was introduced; so on July 2, 2019, the new Ordinance can be considered for introduction and the other ordinances, which are no longer valid, would be defeated.

Khahlidra Hadhazy, 512 South 2nd Avenue, asked about the hearing on July 2, 2019 that is the final hearing on this matter, leading up to that date can residents put in writing their thoughts and considerations to what's existing or will there be a new ordinance entirely that comes out that we will be able to read and make comments. Borough Attorney Schmierer said that there will be a new ordinance, which the Council will consider for adoption on June 11, 2019, that Ordinance is being worked on right now and as soon as it is completed, it will be posted and you certainly can comment on that Ordinance. Ms. Hadhazy asked if that Ordinance would be dramatically different then the current one. Mr. Schmierer indicated that they would be very similar. Mr. Hadhazy asked if the residents had any other recourse in terms of their suggestions and thoughts on this Ordinance and having that be made apart of the Ordinance. Mr. Schmierer said that everyone will see the Ordinance which will be considered for introduction on June 11, 2019 and the he believes the best way to proceed if you have comments after you see the Ordinance, and we will post it as quickly as we can, certainly send those comments into the Clerk, it would also be very important to attend the meeting on the 11<sup>th</sup> to make sure you have the right Ordinance and to come back particularly on July 2, 2019 and enter your testimony into the record. Ms. Hadhazy asked if participating in the Planning Board meetings, does that have any effect on this Ordinance. Mr. Schmierer said no, the Planning Board process would be in addition to what the governing body will do. So the Ordinance that will be considered for introduction, assuming it is introduced on June 11<sup>th</sup>, will be referred to the Planning Board and they will take that up with a public hearing, you can attend that public hearing, you can make comments and send your comments to the Planning Board at that time. After that, the matter would come back to the governing body for final hearing on July 2, 2019. Ms. Hadhazy asked for clarity, the existing zoning is for single-family housing and that zoning has not changed and the overlay is just an alternate plan and the developer can choose either one. Mr. Schmierer said that was correct.

Maureen S Wolniak, 416 South 7<sup>th</sup> Avenue, asked when it comes to the discussions with the Judge and the Mediator is there an opportunity for our voices to be heard in those conversations. Mr. Schmierer said not with the Mediator that has been appointed between the parties, so when we meet with the Court Master that is a meeting between the representatives of the Borough and representatives of the Developer with the Mediator running those meetings, they are his meetings, and we cannot invite you to those meetings. When the matter goes to Court, whenever there is a status conference, or in particular when there is a compliance hearing on the 14<sup>th</sup> of July you certainly welcome to attend and you would be given an opportunity to testify if you wanted to do that. Ms. Wolniak asked how they would know where that is taking place and what time. Mr. Schmierer said that they would post that information on the web site and it would be in Middlesex County Court House on Friday, July 14, 2019 at 9:30 AM but we will give you the specifics for Judge McCloskey's chambers, where he is, how to find him and we certainly invite you to attend.

Borough Administrator Jover indicated that if you reach out to her if you are unsure or confused, as we get closer and its unclear please reach out.

Mayor Brill Mittler asked the Borough Attorney to clarify in those meetings with the Mediator are the representatives of the Borough and the Developer. Mr. Schmierer said the representatives of the Borough would be himself as Borough Attorney, the Attorney for the Planning Board Roger Thomas, one or both of the Borough's Planning Consultants, and Special Counsel for Affordable Housing and for the Developer they are represented by their Attorney, their professional Planner, and an internal person who works on designing the types of buildings they may want to build under the overlay on their property. That is all overseen by a professional Planner, Michael Bolin, who is the Court appointed Special Master who reports to Judge McCloskey on a weekly basis.

Steve Buzbee, 401 South 2<sup>nd</sup> Avenue, about 19 years ago the Borough Council passed a series of Ordinances about environmental protection, including steep slopes protection, stream corridor protection all of which apply to this site. Does the Special Master just overrule that zoning? Mr. Schmierer said not at all, all of the landuse regulations except those, which are being changed in this three page Ordinance about what you can build on the property, would remain in effect, he is not overruling any of those requirements or the regulations, if anything he is tailoring them to ensure they work appropriately on this property. Mr. Buzbee said it was his understanding that the current landscape of that property where the proposed buildings are shown they are all steep slopes and considered unbuildable in the current Ordinance. Mr. Schmierer said that is correct, for a certain portion of the property the steep slopes Ordinance as written in the Code will be adhered to as you move from 6<sup>th</sup> Avenue to the rear of the property. Some of the front part of the property might have to be adjusted based on what the Special Master directs in terms of having some retaining walls erected, maybe pushed close to the edge, closer to the buildings so the buildings could be physically constructed. This may be part of what he recommends as a part of the overlay Ordinance for this particular property but for the most part the rest will remain the same. Mr. Buzbee said you can build a building on a steep slope, you have to just do proper foundation preparation its more expensive but he thinks it would be in the towns best interest to make it more difficult for the builder to do this because his sense is a lot of the community does not want this development and both the stream corridor and the steep slopes were written into the Ordinance in part to make it hard to develop these kinds of environmental sensitive properties and if we are going to waive all that it seems like we are just throwing up our hands and saying of well. Mr. Schmierer said that we are not waiving all of that. When the Ordinance is produced, the Ordinance will be accompanied by a concept plan and also a landscape plan which will be apart of the Ordinance which will be made available. Although it is still a work in progress, that where the buildings are proposed to be located closest to the end of the terminus of 6<sup>th</sup> Avenue and what they are trying to do is preserve as much of the rear of the property from further disturbance. He said as far re-forestry or replanting that area we want to try and do that and preserve some areas back there to have a trail to walk to get to the Meadows but you will see whether or not we have done a decent job in preserving as much of the steep slopes as possible. Mr. Buzbee asked if any consideration was given to doing a more dense building at the very bottom where it starts to level out towards the park, doing something more dense with access from Valentine or the bottom of 5<sup>th</sup> Avenue into a parking area that would then allow the entirety of the current more topographically difficult area to be left alone and build a building that overlooks the park that does not interfere with all the houses that currently backup to that lot that they can build a six story and you would not see it from anywhere in the area that offer views across the River and park and actually would avoid developing the steep slopes. Mr. Schmierer said that he was the first speaker that ever mentioned a six story building at Buck Woods but in the years of dealing with this and trying to talk with residents on both sides of the property the objective has always been to try and minimize the height of the building but still accomplish what we have to accomplish, so yes I believe that was looked at some time ago there was some concern expressed about going that deep into the property and rather keep it towards 6<sup>th</sup> Avenue and there was certainly a lot of concern about the height of the building. If you take 75 units and put them in a building you are going to be 6-7 stories high and he understands that you could put it towards the back of the property where you could hide 4 of those stories but your still going to see four stories and that has been the direction a majority of the speakers on this issue have not encouraged us go. Mr. Buzbee said that he would like to see it undeveloped but if we were forced to accept the development it would seem to him less coverage by a more dense building that is further away from public view that is not really that noticeable. If you stand at 6<sup>th</sup> Avenue where it terminates at Buck Woods and you build a six story building at the very bottom down by the end of 5<sup>th</sup> Avenue, you are not going to see it, it is going to be completely invisible, behind the trees and will be all down slope, that slope from 5<sup>th</sup> Avenue slopes probably 90 feet that means the building would be at the bottom of the hill. Mayor Brill Mittler said historically over the last five years we have had community meetings with people who live in the area and as indicated by the Borough Attorney the direction that we received at these meetings was always to keep it as low as possible so that is how we ended up with this. Ms. Welkovits said that when she came on Council about eight years ago, we were in litigation with American Properties, and the Crossings and one of the things that she did suggest was why not a lovely building like in Bungalow Park and 10 acres of park land around that the entire neighborhood. No builder wants to build that here in Highland Park, they will build it in New Brunswick because they get a tax credit or because its an urban community but they are not eligible for that here in Highland Park. She heard developers just want to build their prototype, stack housing which is the same model that this developer has on Stelton Road and everywhere else.

Khahlidra Hadhazy, 512 South 2nd Avenue, said that her mother wants to repair her fence, and there is a tree that is not on her property that is on the buck woods property that would have to move in order for her to repair the fence because of the way that the tree is growing currently into her fence and she asked that I find out tonight what could she do about that, does she need a permit to remove that tree, does she need permission from the developer to move the tree. Borough Administrator Jover referred her to Scott Brescher in the Code Enforcement office.

Pam Doorman, 43 South 5<sup>th</sup> Avenue said that this Ordinance is going to talk about two buildings and as indicated by all the signs people really wish it would not be as high as it is and wondered if there was a consideration of making it four buildings so you eliminate the top and put it into another building. Borough Attorney Schmierer said that as the Mayor has indicated we have been talking with the community and we have had some gatherings in the Community Center and we were of the impression that a majority of the folks, if there is going to be a rezoning of the Buck Woods site which unfortunately there has to be because of the law, that they would prefer to concentrate the development into two buildings closest to 6<sup>th</sup> Avenue and try to not disturb as much of the rear property as possible. The current Ordinance would be two buildings that would be next to one another with parking for the most part underneath, total of 75 units with no building having more then 40 units. The design has been followed and recommended by our professional planning staff because they have listened to the materials and information we gathered over the last five years and that was the preference that the Borough thought would be best for the community. Having gone back to the Master, having talked about these two buildings, initially the owner did want to have two buildings, initially the owner wanted to ring the entire property around the steep slopes with townhouses, and where the gentleman suggested a six story apartment building, the owner wanted a 3-4

story apartment building there with townhouses around the entire perimeter of the property and the Borough's position was that the coverage was much to great, the intensity was much to great, the damage to the property was much to great and we wanted to try and concentrate the development in a certain part of the property and not disturb the entire property. He said that this the direction we have been following with the Court appointed Master for last eight months.

Mayor Brill Mittler asked if we were to go further back by adding two more buildings would that infringe on the steep slopes in that area. Mr. Schmierer said not if you just drove them back. If you drove into the property where the Borough envisions people coming in, and have the two buildings right next to each other with parking underneath, but if you took those buildings and loped off the tops of them and pushed them back it would not interfere with anymore with the steep slopes, it may have to be adjusted a little more going but nothing significant. The current buildings are 3 ½ to 4 stories high but he has not seen the final ordinance.

Ms. Doorman said that the height of those buildings is going to be higher than the yards of the people who live on 5<sup>th</sup> Avenue and on 7<sup>th</sup> Avenue and that was part of the concern. She said that she attended one of the initial meetings and the idea was to not disturb very much of the grounds but part of it was because was in everyone's yards. She understands that if it were pushed to the back of the property it would not be infringing on anyone's residences. Borough Attorney Schmierer said one of the design discussions is, down the middle of the property, where the ravine comes down, there is a stormwater pipe that takes water from 6<sup>th</sup> Avenue and shoots it out the back and one of the discussions is that Developer if they do the 75 unit plan, will remove that pipe, relocate it around the perimeter of the property and drop the elevation there about a half a story, shrinking or drop the building and the parking in particular down and that is what they are trying to do to mitigate against having the buildings become too tall or interfere with the neighbors. The Borough is making every effort to try and keep them as least visible as possible and because they are in somewhat of a valley and the houses on either side are above that, you are not going to see all four stories sticking out you will only see partial. Ms. Doorman asked if there would be windows facing her house. Mr. Schmierer indicated that yes there would be windows.

Jim Lapidus, South 7<sup>th</sup> Avenue, said that the comment by the Architect about that area and building on the extreme southside was very interesting cause looking at that area it really is the most buildable area, there are no slopes at all. He does not recall himself or any of his neighbors giving input that would indicate the plans that being advocated. He asked if they have talked to any of his neighbors, and the issues that are important to them are quality of life, and property values as well as everyone on South 5<sup>th</sup>, South 7<sup>th</sup> and South 6<sup>th</sup> area. Therefore, that means the high rise; the 4 ½-story building including the parking deck would effect their quality of life, and our property values. He said that the important issues to him and several of his neighbors is that we are concerned about the height of the building, adequate buffers between our properties and any new construction, concerned about traffic and public safety, concerned about parking and he knows that it has been said many times that these are things that are being studied but it just seems important that we look at the plan and all these issues concurrently. At no time when he spoke as he ever said anything about open space, when we were talking about what is going back there, if the whole thing was open space that would be great but to make a plan where it is such a winners and losers, there people get open space and these people get a 4 ½ story building and he does not understand that. If there is open space, we keep on talking about the building and what going to go on there we are not even talking about the open space, so if the plan that you are advocating goes through what is the open space going to look like. He took a walk down to the Meadows, while he is glad it is not a parking lot or a high rise building lets be honest there are piles of concrete, piles of strap metal, broken glass, bricks, mortar, it is what it is and Buck Woods is even worse, now what is the open space going to look like, is it going to be weeds growing around piles of trash and we are going to pat ourselves on the back that we are preserving nature. If there was a plan where it blended into the neighborhood two stories like all the other buildings even if it had to go further, if we had to sacrifice open space, we have a park, and we have the Meadows. He said that there are other ways of looking at the property.

Maureen Wolniak, 416 South 7<sup>th</sup> Avenue, said that she wanted to second some of the things that Jim Lapidus said about all of the voices being heard, specifically she thinks that she had been to two meetings regarding this whole topic in the years that she has lived in Highland Park, since 2005 and that could be her own fault for not knowing what was going on but it seemed like there were some voices that were a lot louder and higher representation and being involved very closely with this whereas she did not really know that this was happening and to that end to say that the residents are all behind preserving as much open space as possible that is not her opinion, her opinion is also with Jim to say quality value, property value, if there is a single family home or townhouse built behind her home that sells for \$450,000 that is going to help her and her neighbors a lot, so she just wanted to make sure that is understood that the conversations that she heard so far, like the first meeting she attending where she had an opportunity speak with the Mayor and Administrator, she heard a lot of talk about what you had to bring to it but never had an understanding out that meeting that everyone was on the same page or what the actual approach was. It should be an equitable impact for everyone and the best compromise is no one walks away happy. Mayor Brill Mittler thanked her for her statement. She asked the Borough Administrator when the meetings took place, how were the residents notified and maybe you can tell me if there is something different that we could so that everyone gets the same message of when these meetings are occurring. Ms. Wolniak indicated that the most impactful for her were the direct mailings especially for those who are bordering that property, text messages. Mr. Wolniak said that it was quite possible that one of the neighbors was coordinating meetings but not reaching out to everyone and in that regard you have heard one voice and not all. Mayor Brill Mittler said that we need to continue to do those mailings when we need to reach everyone. Ms. Wolniak suggested text messages and e-mails as well. Mayor Brill Mittler said if we could get everyone's emails, we can use that for nixle messages and if we do not have your information, you are not getting announcements from the Borough. Ms. Wolniak said this day and age newspapers is not an effective way to communicate. Mayor Brill Mittler said that there is an online newspaper where we are starting to send things called the Highland Park Planet so that may make it easier as well. Ms. Wolniak said for those bordering the property it needs to be more direct communication.

Marian Sakowitz, South 5<sup>th</sup> Avenue, said that she remembers one meeting and that was the meeting when the first tree permit was issued, that was the only meeting that has been called before the second tree permit, at that meeting we were presented with a plan for the two houses that was like in September and that was the only meeting, so there has not been any other meeting. Mayor Brill Mittler said that five years ago when she first got involved there was a meeting. Ms. Welkovits said that there were two meetings, but we have not had meetings every 6 months for 13 years. Ms. Sakowitz said that it was never input from the community it always we have to do this, because we are under court order and it was presented as the least bad way to do this. Ms. Welkovits indicated that it is the Developer who dictates when they are ready to do something, when a developer wants to move ahead with his project he will contact the Court and then we will respond in light. Ms. Sakowitz said that it had been represented that somehow the neighbors had input and the neighbors choose this plan and that is not the case at that meeting we were presented with a plan and this was considered the least bad plan it was never coming as do you want this plan or that plan. Mayor Brill Mittler asked the Borough Attorney if the plan was designed after input from the community, not before? Borough Attorney Schmierer said that he recalls one or two community meetings over at the Community Center probably about 3-4 years ago, when the first roll out of the idea of the two buildings was sketched and discussed by the Developer, we had a different Planner at the time, we had a meeting that was pretty well attended, we discussed the requirement to do something about developing Buck Woods. He indicating that he does have them in his files and would share them if anyone was interested, but they presented at that time on illustration boards a rendering of what two buildings would look like at a certain height where we are putting them. This occurred when the Developer was looking to put in 144 units. Ms. Sakowitz indicated that was the only meeting she remembered. She said that in the overlay zoning ordinance it has some nice provisions for putting in trees and reforesting some of the area that has been uprooted, and she asked who is responsible for maintaining those trees once they are planted. Borough Attorney Schmierer indicated that the owner would be responsible for maintaining those trees, if a developer develops a property and they would develop it as condominiums for sale or an apartment complex, if they sell them they will set up a master deed and a condominium association, which is responsible for the common elements, which would include the trees, if it is going to be rented they would set up a corporation to be the landlord and that would be the group responsible, they would post bonds with the Borough to make sure that the trees when initially put in survive and there is a maintenance period where they would have to keep them well, which he believed was 2 years from planting. As a part of this new Ordinance that is being developed there is a landscape plan which should show you basically where the trees are going to go. Ms. Sakowitz said that was nice but it was tricky to keep them alive in those circumstances.

Lois Lebbing, North 2<sup>nd</sup> Avenue, asked if the overlay zone set precedent so if there is ever a developer on the lower meadows will that then allow a developer to 75 units or 4 or 5 story buildings. Mayor Brill Mittler said that the lower meadows has the solar fields, and that is Borough owned property. Ms. Lebbing said that anywhere in the Borough or anywhere on this side if there single-family homes zoning or if there is a zoning for single-family homes will this set a precedent. Borough Attorney Schmierer said no it does not set a precedent and it will ensure that it does not happen if we go to court on July 14 and we get our affordable housing plan approved, then the developer could not sue the Borough to try to do that. He said it is called a builder remedy and we would be immune from those at least through 2025 because we have a good plan.

Hayden, South 5<sup>th</sup> Avenue thanked the Mayor and Council for listening to the neighbors concerns regarding Buck Woods, this is a pretty contentious issue for them and it is easy to fall into self-righteous mode and he too has been guilty of that in the past. He is thankful the Council listen to his concerns and we would like to work with the Council and the Borough to develop a plan that works for our neighborhood. He seconded his neighbors on 7<sup>th</sup> Avenue concerns about quality of life, property value and how it effects the character of their neighborhood. Those are the things that are very important to us; in terms of height restriction, we are concerned because this is right in our backyards and tower over our homes that is why we want to keep it as low as possible. He said that Steve Buzbee brought up a very interesting suggestion that if you do a tall building in the middle of nowhere at the bottom of the woods that does not tower anyone's home that could work as well, there is more then one way to skin the cat and he urged them to explore this possibility.

On motion made by Councilwoman Welkovits, seconded by Councilman George, and carried by unanimous affirmative voice vote, the above entitled ordinance was tabled until July 2, 2019.

Ayes: Councilpersons Fine, Foster-Dublin, George, Hale, Welkovits

Opposed: None.

Absent: None.

Abstention: Councilwoman Kim-Chohan

#### **No. 5-19-166**

The following resolution entitled 5-19-166 Resolution to Approve Amendments to the 2019 Municipal Budget and Water and Sewer Budget, introduced by the Finance Committee, was tabled to the July 2, 2019 meeting on motion made by Councilwoman Foster-Dublin, seconded by Councilman George, and carried by unanimous affirmative voice vote:

Ayes: Councilpersons Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits

Opposed: None.

Absent: None.

#### **No. 5-19-167**

The following resolution entitled 5-19-167 Resolution to Adopt 2019 Municipal and Water and Sewer Budget as amended, on Final Reading, introduced by the Finance Committee, was tabled to the July 2, 2019 meeting on motion made by Councilwoman Foster-Dublin, seconded by Councilman George, and carried by unanimous affirmative voice vote:

Ayes: Councilpersons Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits

Opposed: None.

Absent: None.



The Clerk reported that an ordinance entitled, CAPITAL ORDINANCE PROVIDING FOR INSTALLATION OF AN ADA COMPLIANT ENTRANCE AND RAMP, IN AND BY THE BOROUGH OF HIGHLAND PARK, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$12,000.00 THEREFOR TO PAY THE COST THEREOF, had been introduced in writing by the Finance Committee for consideration of passage on first reading by title.

On motion made by Councilman Fine, seconded by Councilman Hale, the ordinance entitled as above was duly adopted on first reading by title by the following roll call vote, to wit:

Ayes: Councilpersons Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits

Opposed: None.

Absent: None.

The following resolution, introduced by the Economic Development and Planning Committee, was duly adopted on motion made by Councilwoman Brill Mittler, seconded by Councilman Millet, and carried by unanimous affirmative voice vote:

**No. 5-19-168**

WHEREAS, an Ordinance entitled, CAPITAL ORDINANCE PROVIDING FOR INSTALLATION OF AN ADA COMPLIANT ENTRANCE AND RAMP, IN AND BY THE BOROUGH OF HIGHLAND PARK, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$12,000.00 THEREFOR TO PAY THE COST THEREOF; has been introduced and duly passed on first reading;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that this Council meet at the Borough Hall, 221 South Fifth Avenue, Highland Park, New Jersey, on June 11, 2019, at 7:00 PM, for the purpose of considering said Ordinance on final passage.

BE IT FURTHER RESOLVED that said Ordinance be published once at least one (1) week prior to the time fixed for further consideration of said Ordinance for final passage in the "Home News Tribune", of East Brunswick, New Jersey, a newspaper published in the County of Middlesex and circulating in this municipality, there being no newspaper published in this municipality, together with a notice of the introduction thereof and of the time and place when and where said Ordinance will be further considered for final passage as aforesaid.

BE IT FURTHER RESOLVED that a copy of said Ordinance shall be posted on the bulletin board at Borough Hall, 221 South Fifth Avenue, Highland Park, New Jersey, forthwith and that the Borough Clerk have available in her office for the members of the general public of Highland Park copies of said Ordinance for those members of the general public who may request the same.

The following resolution, introduced by the Finance Committee, was duly adopted on motion made by Councilman Fine, seconded by Councilman George, and carried by the following roll call vote, to wit:

Ayes: Councilpersons Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits

Opposed: None.

Absent: None.

**No. 5-19-169**

WHEREAS, a need has arisen to provide adequate funds for certain budget items pending adoption of the Local Municipal Budget for 2019 and NJSA 40A:4-20 provides for the making of emergency appropriations in such cases; and

WHEREAS, the total emergency temporary resolutions adopted in the year 2019 pursuant to the provisions of NJSA 40A:4-20 (Chapter 96, PL 1951), as amended, including this resolution, total \$11,781,458.55; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Highland Park (not less than two-thirds of all members thereof affirmatively concurring) that in accordance with NJSA 40A:4-20;

1. An emergency temporary appropriation be and the same is hereby made for the budgetary appropriations herein:

**2019 TEMPORARY OPERATING BUDGET**

DESCRIPTION	ACCOUNT NUMBER	2019 TEMPORARY BUDGET #8
<b>BOROUGH ADMINISTRATION</b>		
Salaries & Wages	20-100-1	89,871.00
Other Expenses	20-100-2	11,875.00
<b>MAYOR &amp; COUNCIL</b>		
Salaries & Wages	20-110-1	16,518.00
Other Expenses	20-110-2	4,750.00
<b>MUNICIPAL CLERK</b>		
Salaries & Wages	20-120-1	78,909.50
Other Expenses	20-120-2	13,187.50
<b>FINANCIAL ADMINISTRATION</b>		
Salaries & Wages	20-130-1	19,600.00
Other Expenses	20-130-2	67,350.00
<b>ANNUAL AUDIT</b>		
Other Expenses	20-135-2	-
<b>TAX COLLECTION</b>		
Salaries & Wages	20-145-1	41,055.50
Other Expenses	20-145-2	8,200.00
<b>TAX ASSESSMENT</b>		
Salaries & Wages	20-150-1	27,955.50
Other Expenses	20-150-2	6,875.00

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<b>LEGAL SERVICES</b>		
Other Expenses	20-155-2	175,000.00
<b>ENGINEERING &amp; PLANNING</b>		
Other Expenses	20-165-2	10,000.00
<b>COMMUNITY &amp; ECONOMIC DEVELOPMENT</b>		
Salaries & Wages	20-170-1	3,570.00
Other Expenses	20-170-2	52,500.00
<b>INFORMATION TECHNOLOGY</b>		
Other Expenses	20-140-2	54,750.00
<b>CENTRAL SERVICES</b>		
Other Expenses	20-316-2	42,250.00
<b>PLANNING BOARD</b>		
Salaries & Wages		3,570.00
Other Expenses	21-180-2	25,075.00
<b>ZONING BOARD OF ADJUSTMENT</b>		
Salaries & Wages	21-185-1	10,356.50
Other Expenses	21-185-2	6,075.00
<b>HUMAN RIGHTS COMMISSION</b>		
Other Expenses	21-195-2	1,000.00
<b>GENERAL LIABILITY/WORKERS COMPENSATION</b>		
Other Expenses	23-211-2	202,240.00
<b>EMPLOYEE GROUP HEALTH</b>		
Other Expenses	23-220-2	654,029.00
<b>POLICE</b>		
Salaries & Wages	25-240-1	1,759,173.50
Other Expenses	25-240-2	105,967.50
<b>POLICE DISPATCH/911</b>		
Salaries & Wages	25-250-1	119,360.50
Other Expenses	25-250-2	2,250.00
<b>OFFICE OF EMERGENCY MANAGEMENT</b>		
Other Expenses	25-252-2	5,000.00
<b>FIRST AID CONTRIBUTION</b>		
Other Expenses	25-260-2	5,000.00
<b>FIRE</b>		
Salaries & Wages	25-265-1	117,324.50
Other Expenses	25-265-2	36,465.00
<b>LOSAP</b>		
Other Expenses	25-265-2	4,331.00
<b>MUNICIPAL PROSECUTOR</b>		
Other Expenses	25-275-2	17,500.00
<b>STREETS &amp; ROADS</b>		
Salaries & Wages	26-290-1	569,798.00
Other Expenses	26-290-2	60,350.00
<b>APARTMENT COLLECTION</b>		
Other Expenses	26-305-2	100,000.00
<b>PUBLIC BUILDINGS &amp; GROUNDS</b>		
Salaries & Wages	26-310-1	22,495.50
Other Expenses	26-310-2	85,500.00
<b>MOTOR POOL</b>		
Salaries & Wages	26-315-1	38,359.00
Other Expenses	26-315-2	69,500.00
<b>BOARD OF HEALTH</b>		
Other Expenses	27-330-2	450.00
<b>ENVIRONMENTAL COMMISSION</b>		
Other Expenses	27-335-2	250.00
<b>COMMISSION ON IMMIGRANT &amp; REFUGEE AFFAIRS</b>		
Other Expenses	27-336-2	250.00
<b>SAFE WALKING &amp; CYCLING COMMITTEE</b>		
Other Expenses	27-337-2	250.00
<b>SUSTAINABLE HIGHLAND PARK</b>		
Other Expenses	27-338-2	800.00
<b>HISTORICAL COMMISSION</b>		
Other Expenses	27-339-2	250.00

<b>COMMUNITY SERVICES - RECREATION</b>		
Salaries & Wages	28-370-1	32,236.50
Other Expenses	28-370-2	7,500.00
<b>COMMUNITY SERVICES - AGING</b>		
Salaries & Wages	28-371-1	101,977.50
Other Expenses	28-371-2	13,275.00
<b>ARTS COMMISSION</b>		
Other Expenses	28-374-2	250.00
<b>SHADE TREE ADVISORY COMMITTEE</b>		
Other Expenses	28-375-2	250.00
<b>TEEN CENTER</b>		
Salaries & Wages	28-373-1	34,959.00
Other Expenses	28-373-2	-
<b>ELECTRICITY</b>		
Other Expenses	31-430-2	55,000.00
<b>STREET LIGHTING</b>		
Other Expenses	31-435-2	85,000.00
<b>TELEPHONE</b>		
Other Expenses	31-440-2	26,000.00
<b>FUEL OIL/GASOLINE/NATURAL GAS</b>		
Other Expenses	31-460-2	50,000.00
<b>SANITARY LANFILL</b>		
Other Expenses	32-465-2	165,250.00
<b>UNIFORM CONSTRUCTION CODE</b>		
Salaries & Wages	22-195-1	171,336.00
Other Expenses	22-195-2	6,675.00
<b>CABLE TELEVISION</b>		
Other Expenses	30-411-2	5,000.00
<b>ACCUMULATED SICK LEAVE</b>		
Salaries & Wages	30-415-1	51,500.00
<b>COMMUNICATIONS</b>		
Salaries & Wages	20-105-1	52,833.50
Other Expenses	20-105-2	10,750.00
<b>MUNICIPAL COURT</b>		
Salaries & Wages	43-490-1	90,011.50
Other Expenses	43-490-2	6,325.00
<b>PUBLIC DEFENDER</b>		
Other Expenses	43-495-2	3,000.00
<b>LIBRARY</b>		
Salaries & Wages	29-390-1	343,171.50
Other Expenses	29-390-2	161,227.50
<b>COUNTY HEALTH SERVICES</b>		
Other Expenses	42-401-2	22,663.50
<b>M.C.I.A. RECYCLING</b>		
Other Expenses	42-402-2	5,384.00
<b>ANIMAL CONTROL SERVICES</b>		
Other Expenses	27-340-2	7,800.00
<b>PUBLIC AND PRIVATE PROGRAMS</b>		
NJDEP Radon Awareness	41-707-2	2,000.00
Fire Victims Donations	41-735-2	10,015.00
Community Development Block Grant	41-708-G	58,567.00
Microgrid Phase Study		130,000.00
Recycling Tonnage		11,404.05
<b>STATUTORY EXPENDITURES</b>		
<b>SOCIAL SECURITY SYSTEM</b>		
Other Expenses	36-472-2	164,629.50
<b>UNEMPLOYMENT COMPENSATION INSURANCE</b>		
Other Expenses	23-225	15,000.00
<b>PUBLIC EMPLOYEES RETIREMENT SYSTEM</b>		
Other Expenses	36-471-2	535,169.00
<b>POLICE AND FIREMAN'S RETIREMENT SYSTEM</b>		
Other Expenses	36-475-2	824,898.00
	<b>SUBTOTAL</b>	<b>8,008,245.05</b>

<b>DEBT SERVICE</b>		
<b>BOND PRINCIPAL</b>		
Other Expenses	45-920-2	625,000.00
<b>INTEREST ON BONDS</b>		
Other Expenses	45-930-2	242,369.00
<b>M.C.I.A. LEASE/LOAN</b>		
Other Expenses	45-950-2	79,500.00
<b>DBIZ LOAN</b>		
Other Expenses	45-925-2	-
	<b>SUBTOTAL</b>	<b>946,869.00</b>

<b>GRAND TOTAL</b>	<b>8,955,114.05</b>
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**2019 TEMPORARY WATER AND SEWER BUDGET**

DESCRIPTION		2019 TEMP
<b>OPERATING</b>		
Salaries & Wages		110,444.00
Other Expenses		1,249,408.50
Middlesex County Utilities Authority		913,650.00
<b>STATUTORY EXPENDITURES</b>		
Public Employee Retirement System		16,000.00
Social Security System		9,392.00
<b>DEFERRED CHARGES</b>		
Overexpenditure Budget Appropriation		-
	<b>SUBTOTAL</b>	<b>2,298,894.50</b>
<b>DEBT SERVICE</b>		
Payment of Bond Principal		460,000.00
Interest on Bonds		67,450.00

<b>SUBTOTAL</b>	<b>527,450.00</b>
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<b>GRAND TOTAL</b>	<b>2,826,344.50</b>
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2.Said

emergency temporary appropriations will be provided for in the 2019 budget under the various captions listed herein.

- A certified copy of this Resolution will be filed with the Director of the

**No. 5-19-173**

On motion made by Councilwoman Welkovits, seconded by Councilwoman Kim-Chohan and carried by affirmative voice vote of all councilpersons present, the resolution 5-19-173 entitled RESOLUTION TO CERTIFY AMOUNT TO BE RAISED BY TAXES FOR SCHOOL PURPOSES was tabled from consideration until the June 11th meeting.

Ayes: Councilpersons. Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits

Opposed: None.

Absent: None.

**No. 5-19-176**

On motion made by Councilwoman Welkovits, seconded by Councilman George, and carried by affirmative voice vote of all Councilpersons present, Resolution No. 5-19-176 was separated from the Consent Agenda.

Ayes: Councilpersons. Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits

Opposed: None.

Absent: None.

Resolution Nos. 5-19-170 through 5-19-172 and Resolution Nos. 5-19-174 through 5-19-177 were duly adopted on motion made by Councilman George, seconded by Councilwoman Welkovits, and carried by the following roll call vote, to wit:

Ayes: Councilpersons. Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits

Opposed: None.

Absent: None.

The following resolution, introduced by the Public Safety Committee, was duly adopted as above:

**No.5-19-170**

WHEREAS, the Borough of Highland Park recently appointed a new Acting Police Chief and Acting Police Captain on April 16, 2019 and desires to provide mentoring services; and

WHEREAS, such services are professional services as defined in the Local Public Contracts Law, NJSA 40A:11-1 et seq.; and

WHEREAS, the Mayor and the Public Safety Committee have interviewed several candidates for the mentor position and have recommended Quovella M. Spruill of Q&A Law Enforcement Training and Professional Development Services LLC to provide mentoring services for the Highland Park Police

Department's newly appointed executive law enforcement personnel consistent with the aforementioned proposal dated February 19, 2019 and

WHEREAS, Quovella M. Spruill will serve in the capacity of mentor to the Acting Police Chief and Acting Police Captain at the rate of \$75.00 per hour for approximately 5-10 hours per week for an amount not to exceed \$17,500 through December 2019, without further resolution of Council; and

WHEREAS, funds for this purpose will be available in the amount of \$17,500.00 in Account No. 9-01-25-240-233, upon adoption of the 2019 municipal budget, as reflected by the Certification of Funds Available by the Chief Financial Officer, shown below;

NOW THEREFORE BE RESOLVED by the Borough Council of the Borough of Highland Park in the County of Middlesex that the Mayor is hereby authorized to execute a contract with Q&A Law Enforcement Training and Professional Development Services LLC.

The following resolution, introduced by the Public Safety Committee, was duly adopted as above:

**No.5-19-171**

WHEREAS, Cuie He, Fan Yu and Hua Luo received minor subdivision and bulk variance approval from the Borough of Highland Park Planning Board as set forth in the Board's Resolution of Memorialization dated August 9, 2018; and

WHEREAS, the minor subdivision approval involves an adjustment of the lot lines between Lots 1 and 2 in Block 43, said property commonly known as 405 South Fifth Avenue, in order to create two residential lots; and

WHEREAS, the lots at one time were significantly regraded and as a condition of approval, the entire property will be graded to return its topography to a more natural state; and

WHEREAS, the property is immediately adjacent to property owned by the Borough of Highland Park and designated as Block 43, Lots 3, 4 and 5 on the Borough of Highland Park Tax Map. In order to install a required new sidewalk and to plant street trees along Mansfield Street, the Applicant has been required to regrade a portion of the Borough's property having frontage along Mansfield Street; and

WHEREAS, the Borough of Highland Park wishes to consent to having a portion of the property owned by the Borough on Mansfield Street to have said property frontage also regraded to accommodate the installation of a new sidewalk and the planting of street trees.

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Highland Park Council as follows:

1. The Mayor and Clerk of the Borough of Highland Park are hereby authorized and directed to enter into a Right of Entry with the owners of Block 43, Lots 1 and 2 in order to permit and facilitate the regrading of the frontage of the Property owned by the Borough of Highland Park immediately adjacent in order to satisfy a condition of approval by the Borough of Highland Park Planning Board as well as to facilitate the installation of a new sidewalk and street trees along Mansfield Street. The Right of Entry Agreement hereby authorized is on file in the Office of the Municipal Clerk and may be inspected during regular office hours.

2. A certified true copy of this resolution together with the Right of Entry Agreement shall be furnished to Jessica L. Sweet, Esq., Sweet & Bennett, LLC, 17A Joyce Kilmer Ave. No., New Brunswick, New Jersey 08903 upon its adoption. An additional copy of the resolution and agreement shall also be furnished to the Secretary of the Borough of Highland Park Planning Board and to the Borough of Highland Park Engineer, Bruce Koch, PE.

The following resolution, introduced by the Public Safety Committee, was duly adopted as above:

**No.5-19-172**

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that Mayor Gayle Brill Mittler shall be and is hereby authorized to execute the 2019 Letter of Agreement for participation in the Main Street New Jersey Program, to be in a form approved by the Borough Attorney.

The following resolution, introduced by the Public Safety Committee, was duly adopted as above:

**No.5-19-174**

WHEREAS, the Borough of Highland Park is a member of the Garden State Municipal Joint Insurance Fund; and

WHEREAS, it is required for the Borough of Highland Park to have representation on the Board of Commissioners; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park, New Jersey, that Emma Missey, Assistant to the Borough Administrator, is hereby appointed as an Alternate Fund Commissioner representing the Borough of Highland Park on the Garden State Municipal Joint Insurance Fund Board of Commissioners.

The following resolution, introduced by the Public Safety Committee, was duly adopted as above:

**No.5-19-175**

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Borough Clerk be and is hereby authorized and directed to notify the Borough Finance Director that since the adoption of a resolution on January 2, 2019 showing the names of the officers and employees of the Borough of Highland Park whose salaries are on an hourly basis, there have been the following changes, to wit:

DAVID LUXENBERG, Summer Camp Director, at an hourly rate of \$25.00, effective May 2, 2019.

CARYN KAPLAN, Summer Camp Administration, at an hourly rate of \$14.00, effective May 2, 2019.

MADDIE HEHIR, Summer Camp Administration, at an hourly rate of \$14.00, effective May 2, 2019.

ELAIM NAGEL, Seasonal Recreation, at an hourly rate of \$8.85, effective May 2, 2019.

BE IT FURTHER RESOLVED that the Finance Director be and is hereby directed to make the necessary changes in the payroll records of the Finance Department in accordance with the changes established by this resolution.

The following resolution, introduced by the Public Safety Committee, was duly adopted as above:

**No.5-19-177**

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that all claims presented prior to this meeting as shown on a detailed list prepared by the Borough Treasurer, and which have been submitted and approved in accordance with Highland Park Ordinance No. 1004, shall be and the same are hereby approved; and

BE IT FURTHER RESOLVED that the Borough Clerk shall include in the minutes of this meeting a statement as to all such claims approved as shown in a Bills List Journal in accordance with said Ordinance.

The bills approved for payment at this meeting, Bills List 5/21/19 can be found in the Bills List Journal Book No. 39.

The following resolution, introduced by the Finance Committee, was duly adopted on motion made by Councilwoman Kim-Chohan, seconded by Councilman George, and carried by the following roll call vote, to wit:

Ayes: Councilpersons Fine, Foster-Dublin, George, Hale, Kim-Chohan

Opposed: None.

Absent: None.

Abstentions: Councilwoman Welkovits

**No.5-19-176**

WHEREAS, several real property tax payers have redeemed liens held against their property taxes and;

WHEREAS, the Tax Collector has received proof of such payments after correspondence with said property owners;

NOW, THEREFORE BE IT RESOLVED that the Borough Council, of the Borough of Highland Park, County of Middlesex, State of New Jersey, hereby authorizes the Tax Collector to release the amount specified to the lienholders listed below.

Block	Lot	Lienholder	Amount	Premium	Total Due
57	14	CHRISTIANA TRSTCUST GSRAN-Z PO BOX 71276 PHILADELPHIA, PA 19176-6276	\$15,664.14	\$15,000.00	\$30,664.14
		Cert No.17-00034			
89	13	TRYSTONE CAPITAL ASSETS LLC 575 ROUTE 70 SECOND FL BRICK, NJ 08723	\$5,638.38	\$7,000.00	\$12,638.38
		Cert No.17-00055			
144	39	TRYSTONE CAPITAL ASSETS LLC 575 ROUTE 70 SECOND FL BRICK, NJ 08723	\$328.59	\$0.00	\$328.59
		Cert No.18-00071			
58	18	TRYSTONE CAPITAL ASSETS LLC 575 ROUTE 70 SECOND FL BRICK, NJ 08723	\$422.58	\$3,100.00	\$3,522.58
		Cert No.17-00037			
55	18	TRYSTONE CAPITAL ASSETS LLC 575 ROUTE 70 SECOND FL BRICK, NJ 08723	\$2,231.39	\$1,100.00	\$3,331.39
		Cert No.17-00032			
53	6	TRYSTONE CAPITAL ASSETS LLC 575 ROUTE 70 SECOND FL BRICK, NJ 08723	\$168.88	\$0.00	\$168.88
		Cert No.18-00027			
58	18	TRYSTONE CAPITAL ASSETS LLC 575 ROUTE 70 SECOND FL BRICK, NJ 08723	\$9,382.30	\$10,600.00	\$19,982.30
		Cert No.16-00042			
61	13.01	ASPIRE PROPERTIES LLC PO BOX 605 ISLEN, NJ 08830	\$1,059.17	\$200.00	\$1,259.17
		Cert No.18-00033			

Mayor Brill Mittler appointed Sergeant Jason Culver to serve as a member of the Office of Emergency Management for a terms to expire December 31, 2019.

The above appointment was confirmed on motion made by Councilwoman Foster-Dublin, seconded by Councilman George and carried by the following roll call vote, to wit:

Ayes: Councilpersons Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits.

Opposed: None.

Abstained: None.

Mayor Brill Mittler appointed Detective Theodore Pardo to serve as a member of the Office of Emergency Management for a terms to expire December 31, 2020.

The above appointment was confirmed on motion made by Councilman Fine, seconded by Councilman George and carried by the following roll call vote, to wit:

Ayes: Councilpersons Fine, Foster-Dublin, George, Hale, Kim-Chohan, Welkovits.

Opposed: None.

Abstained: None.

Mayor Brill Mittler opened the meeting for public discussion and called upon all those wishing to speak to identify themselves.

Maureen Wolniak, 416 South 7th Avenue, asked if it was possible to see the Affordable Housing proposal for Highland Park. Borough Attorney Schmierer said it is called a settlement agreement and yes we will get it online. Borough Administrator Jover said just to clarify the Fair Share Housing Plan is currently on the web site which numerates a lot of the calculations on how we are meeting our obligation and how we plan to move forward, and she will check to see if the Settlement Agreement is and if it is not she will figure out a way. She said if Ms. Wolniak would like it more urgently if she would send an e-mail she will forward it to her.

Matthew Hersh, 333 Felton Avenue, said that the State of New Jersey's Affordable Housing requirements are through litigation unfortunately. The Legislature does not have a mechanism for which to enforce its affordable housing mandates through Mount Laurel I and II. Highland Park is far from unique in having a litigious relationship with Fair Share Housing or Developers that is how towns are put in the position to settle their Growth Share Affordable Housing plan, all of the plans are available on-line and encouraged everyone to look at other towns as well as Highland Park.

No one else appearing to be heard, the Mayor closed the public discussion.

There being no further business, on motion made by Councilman George, seconded by Councilwoman Welkovits, and carried by affirmative voice vote of all Councilpersons present, the meeting adjourned at 9:11 PM to the Conference meeting.

Respectfully submitted,

Jennifer Santiago  
Deputy Clerk