

**BOROUGH OF HIGHLAND PARK  
MAYOR & COUNCIL REDEVELOPMENT MEETING**

221 South Fifth Ave.  
Highland Park, NJ  
April 13, 2020 at 6:30 PM

**CALL TO ORDER**

The Regular Meeting of the Highland Park Redevelopment Entity was called to order in accordance with the Open Public Meetings Act by Mayor Brill Mittler at 6:30 PM. Mayor Brill Mittler indicated the Borough was using the telephone-meeting format in an effort to mitigate the chance of exposure to COVID-19, as part of the Borough's on-going effort to slow the rate of transmission and avoid overwhelming the treatment centers. The public was invited to attend to participate by way of a call-in number and password: 1-929-205-6099, ID: 782-551-137 or <https://zoom.us/j/782551173>.

**ROLL CALL**

Present: Mayor Gayle Brill Mittler, Council Members, Foster-Dublin, George, Hale, Kim-Chohan

Absent: Council Members: Fine, Welkovits

Professionals: Planner Jim Constantine, Special Counsel Joseph Baumann, Borough Administrator Teri Jover, Deputy Clerk Jennifer Santiago

**Minutes:**

November 26, 2019 Regular and Executive Session

It was MOVED by HALE and seconded by KIM-CHOHAN that the minutes of November 26, 2019 regular and executive session be approved.

ROLL CALL: Ayes – Foster-Dublin, Hale, Kim-Chohan  
Nays – None  
Abstain – George

There being three (3) ayes, no nays and one (1) abstention, the minutes of November 26, 2019 regular and executive session were approved.

**Resolutions:**

Resolution 2020-03                      Executive Session – 433 Cleveland Avenue

It was MOVED by GEORGE and seconded by HALE that Resolution 2020-03 be approved.

ROLL CALL: Ayes – Foster-Dublin, George, Hale, Kim-Chohan  
Nays – None

There being four (4) ayes and no nays, Resolution 2020-03 was approved.

**Discussion Items:**

Area in Need of Redevelopment designation for Block 173, Lots 41, 42, 44 and 45

Ms. Jover indicated that these were the properties in the Gateway area, A number of months ago this matter was referred to the Planning Board for their review and comment and the study and presentation was done by Mr. Constantine and his team and was approved at the Planning Board.

The Council will now need to do a formal resolution and the plan was to schedule it for the April 21, 2020 meeting but wanted to give the Borough Council an overview.

Mr. Baumann said at the Planning Board it was a unanimous decision, after hearing Mr. Constantine's testimony as well as the public and property owners, that the Borough Council designate the area as an area in need to redevelopment with condemnation powers.

Mr. George asked if the Gun and Boat property owners were in favor of the redevelopment plan. Mr. Baumann said that he would not say that they were in favor of this. Mr. Hale said that the Attorney for the Gun and Boat was present and would not say that they were in favor of it, but he understood the Borough's position and understood why this was happening, and from his understanding, the property owner of the two vacant lots has never tried to develop the lots until this meeting.

Ms. Foster-Dublin asked how big the two vacant lots were and if they were developable. Mr. Baumann said that it was not developable, there was no real access and the topography is odd and Mr. Constantine's documents that well in his report. He indicated that the Borough offered to buy the lots substantially higher than what he paid for the lots and he was not interested.

Mr. Constantine indicated the two vacant lots on their own were not developable, they are non-conforming, there are topographical problems from Denison Street, and you cannot access them at grade. He indicated that was outlined in the plan that the Borough Council has received. In a detailed manner they go through the statutory criteria, then go through, and link the existing conditions as observed, they did not go on the properties, to the statutory criteria.

Mr. Baumann mentioned that they would be sending courtesy notices tomorrow to the property owners that the Borough Council will consider this at their meeting on April 21, 2020 and then after the meeting there are required notices that will go out.

### **Public Comment**

Mayor Brill Mittler open the floor to the public, there being no public comment was closed.

### **Adjournment to Executive Session**

There being no further business, on motion made by Councilman George, seconded by Councilman Fine and carried by affirmative voice vote of all Councilpersons present, the meeting adjourned at 6:43 PM to go into Executive Session.

Respectfully submitted,

Jennifer Santiago  
Deputy Clerk