

**HIGHLAND PARK PLANNING BOARD
HIGHLAND PARK BOROUGH HALL
221 South Fifth Ave.
Highland Park, NJ**

**AUGUST 8, 2019
7:30 PM**

Call to Order

The August 8, 2019 regular meeting of the Highland Park Planning Board was called to order in accordance with the rules for the Open Public Meetings Act by Vice Chairperson Alan Kluger at 7:40 pm; Mr. Kluger indicated the location of the fire exits.

Roll Call:

Present	Scott Brescher, Rebecca Hand, Alan Kluger, Paul Lanaris, Padraic Millet, Jeffrey Perlman, Coretta King Pinelli, Susan Welkovits and Allan Williams
Absent	Kim Hammond, Stephen Nolan
Agency Professionals	Bruce Koch, Engineer, Chris Cosenza, Planner and Roger Thomas, Esq.

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

Unfinished or adjourned hearings. – None

Presentation

Bike/Pedestrian Plan Presentation

Ms. Welkovits introduced Debbie Hartman from WSB consulting and planning firm, the Borough was awarded a grant from NJDOT to create a bicycle/pedestrian plan within the community and they have been working with the Borough for more then a year now along with representation from the NJDOT. The purpose is safe accessibility for all users, also for safety for pedestrians, wheelchairs, strollers, bicyclist, scooters, etc. A deep analysis was done of all the streets within the Borough and they have created a network so there is connectivity within Borough and connectivity to the neighboring towns. From Johnson Park, there is a bikeway, again the East Coast Greenway that goes into Johnson Park, into Piscataway and right into the Rutgers bicycle network. There is connectivity to the Albany Street Bridge, improvements to that intersection. The goal is to allow people of all different sorts of mobility to be able to access all of the facilities, all services, all the employment opportunities, we have also partnered with Rutgers on their upcoming bike share, they have already received four responses from companies to create a bike share network and Highland Park is the number one partner, we will have bicycles in town commuting between Highland Park and Rutgers, New Brunswick and Piscataway, Cook Campus and Bush Campus. The goals are economic development, on the avenue, retail on the bottom residential on the top, the traffic is serious, many more cars then every before this could be a really great plan to help people start walking more, bicycling more, scooters and start thinking of other modes of transportation. Ms. Hartman presented and discussed with the Board and public with the proposed plan.

Ms. Welkovits indicated that it is up to the Borough to prioritize and to see where the connectivity is, what roads are most traveled, impacts, safety measures will all be looked into as these projects move forward.

Memorialization of Resolutions.

Resolution P2019-05

Solop Partnership LLC, Preliminary and Final
Major Subdivision and Variance Application Lots
15.02 and 15.06, Block 75, Application No.
P2018-02

Mr. Thomas indicated there were a couple modifications: page 5 at the top it makes reference to some of the input from the members of the public, the sentence that begins with There were also concerns that the new homes may be flooded due to observations made by residents in the area and add “and issues of safety and ability to provide Borough services due to the street width.” Right after A2 there is a reference to P1 and refers to the minutes of the Board meeting it is suggested that read “the Planning Board meeting of September 9, 1993. Page 6 – Condition 2 the next to last sentence “may include the necessity of a hammerhead cul-de-sac and transitional tapering; page 7 condition 4 – fifth line down beginning with location and it should read and nature and location and width of the path shall be determined in conjunction with negotiations between the applicant shall be determined in conjunction with negotiations between the Applicant and the governmental entity assuming responsibility for maintenance of the path.

Mr. Kluger said going back to number two there should be language regarding subject to review by Police, Fire, etc. to make it clear while the applicant had agreed to widen to 20’ we are approving the application

Mr. Thomas said that he would be happy to add that, page 7, condition 4 – having to do with the submission of the conservation easement, he thought it would be a good idea to specifically indicating that the submission of the conservation easement document shall be submitted within 90 days of the memorialization of this action; page 8, paragraph 13 simply indicates that it is apart of the road extension, the applicant shall seek input fire department, police and ems regarding adequate emergency vehicle maneuvering abilities and with those modifications submitted for your consideration.

Mr. Koch asked that he change hammerhead cul-de-sac to hammerhead turn around. Mr. Thomas agreed.

Ms. Welkovits commented about the pathway, Highland Park has a few great assets and one that has not been taken advantage of is the River. Highland Park sits on the bank of the Raritan River which is a stunning view and we should be taking advantage we can to have access to that beautiful River and the famous East Coast Greenway travels a thousand plus miles from Florida up through Maine, two years ago a Canadian couple pledged a few millions dollars more to extend it up to Canada making it the longest trail of its kind in the world, and Highland Park sits on this East Coast Greenway. We have had in our Master Plan for almost 20 years, that we would work towards making this a reality by paving it to make it available for people to use, not just the homeless trail that is self-worn right now. When we spoke to the applicant they were in agreement that they would grant us some easement for that, and any environmental concerns that the applicant has and the environmental commitments that they have made she thinks could also be stated in helping us create this Greenway through an easement on his back property. She said that they have already spoken to the County, they would like to work with us, we have spoke to the NJDEP, and they are working with us in looking at where we could put such a path. We would really urge the applicant to work with the Borough to create a pathway that is accessible, ADA compliant and can be used by everyone. The funding is there for ADA compliant pathways and for an East Coast Greenway and for a bike trail.

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

ROLL CALL: Ayes – Brescher, Hand, Kluger, Lanaris, Millet, Perlman, Pinelli, Welkovits
Nays – None
Abstain – Williams

There being eight (8) ayes and one (1) abstention motion passed.

Correspondence and reports.

Zoning/Building Officer report – Scott - None

Rehabilitation Screening Committee report – Kim - None

Mt. Laurel status update - Roger/Jim

Mr. Thomas, Esq., indicated to the Board that the Borough was now in compliance, there was a compliance hearing that took place as July 15, 2019, which has been prepared and signed by Judge McCloskey and it outlines the fact that the Borough has plan, and that plan is now approved, sign off by the Fair Share Housing Center. This will need to be revisited in 2025.

Fair Share Housing Obligation report - Jim/chair of FSHO committee - None

Master Plan Prep report

Mr. Cosenza said that by next week the Master Plan would start to be publicized. The presentation consist of demographic and maps. There are two community meetings on September 10, 2019 and October 2, 2019, there was outreach at Arts in the Park. October, November and December is the big push when we will be writing the actual Master Plan Reexamination report as well as the Landuse Element. Mr. Cosenza illustrated how the project was approached, the demographics and how they have changed and use that to obtain the goals; zoning and how to promote a variety of housing types, and support a vital business district as well as other corridors throughout the town.

Action on any other business and work session.

Mr. Constantine said that the 31 River Road building has demolished, they have had a neighborhood introductory meeting, his understanding that from one of the loudest neighbors through the process that they were very happy with the demolition. They should be submitting plans in the coming weeks with a target of the September meeting. In October, it is hoped to have 130-134 Raritan Avenue across from the Popov property, there was an amendment to the Redevelopment Plan for a 4-story terrace with a neighborhood meeting in early September, with a target date of October.

Ms. Hand asked if Popov has made any progress in obtaining his parking spaces. Mr. Constantine said that he has not and indicated that 130-134 Raritan Avenue may also be in need of two extra spaces.

Ms. Welkovits indicated to the Board that the Borough purchase Bergen Auto.

Public comment on any item not on the agenda.

Mr. Kluger opened the floor to the public.

Michael Rosenberg, 32 Skyview Terrace thanked the Board for the modifications made to the Resolution of Memorialization for the Polos property. He added that there would be consultation with the safety agencies, and indicated that Public Works Department should be included in that. He said that he met with Don Rish, Superintendent and he was concerned with garbage collection, plowing, etc. Mr. Kluger confirmed that they are included.

There being no one further appearing Mr. Kluger closed the public discussion.

Adjournment

There was a motion to adjourn from MILLET with a second from HAND and at 9:49 PM, the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago, Board Clerk