

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

**OCTOBER 10, 2019  
7:30 PM**

**Call to Order**

The October 10, 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 Chairman Alan Kluger at 7:51 pm; Mr. Kluger indicated the location of the fire exits.

**Roll Call:**

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

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

**Unfinished or adjourned hearings.** – None

**Approval of Minutes of previous meetings**

June 13 2019 Regular Meeting

The minutes of June 13, 2019 are being reviewed and will be carried to the next regularly scheduled meeting.

**Memorialization of resolutions.**

Resolution P2019-06	31 River Road Urban Redevelopment LLC, P2019-03
	31 River Road, Block 183, Lot 24, Preliminary & Final
	Major Site Plan

Mr. Thomas said that he has received a number of suggested modifications: they are really just clarifications and not substantive changes.

Page 1 – last whereas makes reference to the applicant and its consults and planning board, suggested including, commissions and members of the public. Page 3 – on the second full paragraph, second sentence currently reads: the project had 65% pervious coverage, the prior use had 65% coverage, the last clause it is suggested that Mr. Lane testified moving the transformer subject to the utility company and the Borough Engineer. Page 4, there are a number of modifications that will be incorporated the same as what will be incorporated on page 11 – first paragraph that begins the applicant has agreed: should read, the applicant has agreed to strip additional on-street parking spaces on Lincoln subject Borough approval, and to improve the existing streetscape along River and to better delineate the existing parking adjacent to River Road north of the property subject to Borough approval. This is an attempt to clarify what was actually represented at the last meeting; the same language is going to be included in page 4. Page 6 whereby Mr. Tanzman talks about being the principal of the project and explaining the project and he indicated that his company would be managing the property and he is going to

include that they agreed to manage the property and the building. Page 7 third full paragraph beginning with traffic, Mr. Dean's testimony there is a reference to off street should really be on street parking, will add 23 additional spaces. That really is probably much too definitive as what was actually dealt with and should read: Guest parking would be based on a combination of on-site spaces and the additional off-site spaces along Lincoln Avenue and adjacent to River Road to the north. Guest parking would be based on a combination of on-site spaces and the additional off-site spaces along Lincoln Avenue and adjacent to River Road to the north that could be used for guests and other members of the public. Page 8 the first full paragraph where it indicate where is read the Board would generally review, remove generally. Page 11 where is indicates the Board find that the additional on street spaces along Lincoln Avenue and existing parking adjacent to River Road available and can be considered in satisfying the requirement. Page 15 Board Secretary should be changed to Board Clerk. Page 22 to try and more accurately reflect the whole issue with regard to parking the language will be a new paragraph: 50. The applicant shall prepare and submit to the Borough for review and approval plans for striping on-street parking on Lincoln Avenue and streetscape and other improvements to the existing parking areas adjacent to River Road.

Mr. Constantine said on page 17, number 23 the third sentence indicates, "Additionally, the report shall include needed fire flow (NFF) calculations for the proposed townhouse single-family buildings and it should delete single family and buildings should be singular.

It was MOVED by MILLET and seconded by HAND that the memorialization of the Resolution with the changes as indicated be approved.

ROLL CALL: Ayes – Hand, Kluger, Lanaris, Millet, Perlman, Williams  
Nays – None

There being six (6) ayes and no nays the memorialization of the resolution with changes was approved.

#### **Correspondence and reports.**

Zoning/Building Officer report – Scott - None

Rehabilitation Screening Committee report – Kim - None

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

Master Plan Prep report

Mr. Constantine said that he had a copy of the layout of the master plan. Subcommittee has met several times, community outreach and participation over 500 people have taken the online survey - open houses over 100 people came out, broke everything down in two 5 categories, Raritan Avenue and the downtown, upper Raritan and Woodbridge, Cleveland and River Road. One of the questions are you satisfied with the way that area is today and those percentages were all in the single digits. Community is endorsing improvement and change. There is a very even age distribution: 41% are longtime residents 25+ years; another surprising stats was the number of people who had not grown up here or had not multi-generational, "highland park home steads" or people who have put roots down here for the very first time. They will be taking many of the sketches that were scratched out at the open houses and incorporate those into the Master Plan. The initial draft will coming out within the next two weeks. The subcommittee is

meeting on the October 24 for one last review of the plan and then presenting it in draft form to the Borough Council on October 29. November 1<sup>st</sup> we are filing what would be noticed as the Master Plan for presentation here the next meeting in November 2019. At that the point the Planning Board can review, take further comments, make revisions if necessary, bring that back in December for final adoption.

Mr. Lanaris asked about the Stop N Shop site. Mr. Constantine said that he and Teri had staffed the booth at Arts in the Park, right in front of the Stop N Shop parking lot, we had our sketch of filling in the parking lot with buildings and people did love that idea.

Mr. Williams asked if anything was happening with the girl's school on Cleveland Avenue. Mr. Constantine said that redevelopment plan in parallel to the Master Plan is also being written and finalized. We just got the Borough traffic consultant's report in draft today and that is under review and will be incorporated, that is also scheduled to go to the Borough Council as the Redevelopment entity in November and then be referred to the Planning Board probably in December.

Mr. Lanais asked if there was any discussion on the eminent domain policies. Mr. Constantine said that there are some parcels on Raritan Avenue that are being looked at for potential for condemnation. Mr. Lanaris asked if it has to go through the condemnation before. Mr. Constantine said that they have declared and study as an area in need of redevelopment and it is his understanding that the property owners, attorneys and realtors for some of those properties, there is a whole flurry of activity that had not occurred before. Mr. Lanaris asked if the Borough would have to buy it. Mr. Constantine said no.

Mr. Millet said with the more willingness to change, back in the beginning there was a hesitation about the flow back from eminent domain that is not there now especially for the eyesores that have been there forever. Mr. Constantine said that there were many comments in the online survey about Borough needed to concentrate Second Avenue south. There was also a neighborhood meeting about 5-6 weeks, the park place neighborhood, relative to the 130-134 Raritan Avenue there was a commitment that Redevelopment Council made that let us communicate with the neighbors before we move forward. There was a meeting here and ended up out there, the neighbors suggested eliminating parking and increasing that building in size if they can offer enough off-site parking. The neighborhood was supportive of dramatic change on that block. They would love to see Sunoco, across the street; it was spoke a lot about at the open houses and the Arts in the Park events. He thinks that is your block to achieve density and the buildings in scale can get a little larger, the north side to the street does not back up to any homes.

Mr. Lanaris said that one of the arguments for that Sunoco site was, even though it was a 7-11, the building conformed it was a part of the Master Plan, it went through was approved by the Borough but one of the arguments the developer made was that it is going to start what was just described going south, even though it was a 10 year lease for the 7-11 it was their own people making the argument it was going to start to cascade development and the reason he is bringing this up is all the push back on Cleveland with American Properties there was such opposition and in end going down Cleveland they are all fixing up their homes.

Ms. Hand asked about the Borough's purchase of Bergen auto. Mr. Constantine said that the Borough did purchase Bergen Auto and apparently can get Urby's next door.

Mr. Constantine said some of you heard, 130-134 Raritan was coming in between Jacks Hardware between the Venezuelan restaurant and the former Sunoco, they are on pause because of maybe expanding the building in the back and eliminating the parking from the rear and providing it somewhere in the Avenue and they are exploring the church lot. He said one of the big recommendations in the Master Plan is for a parking management plan; the Borough is quickly approaching the need to address parking that is the key to unleashing a lot of this reinvestment infill and redevelopment.

Mr. Perlman said that Boards and Commissions are permitted to right year-end reports, and asked if the Planning Board could do a quick year-end report. Mr. Thomas said that you could. Mr. Constantine said that there is brief summary at the reorganization meeting and the Council Liaison gives a summary.

**Action on any other business and work session. None**

**Public comment on any item not on the agenda.**

Mr. Kluger opened the floor for public comment, seeing no one public comment was closed.

**Adjournment**

There was a motion to adjourn from WILLIAMS with a second from MILLET and at 8:25 PM, the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago, Board Clerk