

HIGHLAND PARK PLANNING BOARD

MINUTES

MARCH 12, 2020 @ 7:30 P.M.

Council Chambers, Borough Hall

221 South Fifth Ave. Highland Park, NJ

Call to Order

The March 12, 2020 regular meeting of the Highland Park Planning Board was called to order in accordance with the rules for the Open Public Meetings Act by Chairperson Kim Hammond at 7:32 pm; Ms. Hammond indicated the location of the fire exits.

Roll Call:

Present	Kim Hammond, Matthew Hale, Rebecca Hand, Paul Lanaris arrived at 7:35 pm, Stephen Nolan, Jeffrey Perlman, Allan Williams
Absent	Scott Brescher, Alan Kluger, Padraic Millet
<u>Board Professionals</u>	Clifford Gibbons, Esq., sitting in for Roger Thomas, Esq. Board Attorney Chris Cosenza, Board Planner Bruce Koch, Borough Engineer

Memorialization of Resolutions

Resolution P2020-04

Resolution of the Planning Board of the Borough of Highland Park, County of Middlesex, New Jersey, Recommending the Adoption of the 433 Cleveland Avenue Redevelopment Plan Pursuant to the Local Redevelopment and Housing Law, NJSA 40a:12a-1, et seq.

It was MOVED by WILLIAMS and seconded by HAND to approve Resolution R2020-04.

ROLL CALL: Ayes – Hale, Hand, Lanaris, Nolan, Williams, Hammond

Nays – None

Abstain – Mr. Perlman

There being six (6) ayes and one (1) abstention Resolution P2020-04 was approved.

Action of any other business and work session.

Review of Member Terms – Roger Thomas, Esq.

Ms. Hammond indicated that this item would be carried to the next meeting.

Mr. Cosenza said that there are three subdivisions in the process of review, one possibly in May and the others possibly in June.

Mr. Perlman asked about the status on the SOLOP trail. Mr. Cosenza said that the Borough Engineer and he could not issue a compliance letter until those negotiations take place between the entities. Mr. Williams indicated that there has also no conservation easement.

Mr. Perlman said that in regards to 31 River Road there had been some revisions to the site plan. Mr. Cosenza said that a lot of those issues will be addressed during construction, such as trees, species, colors, materials. Mr. Koch said that in the middle of next week they will be issuing their letter, there are a number of comments they have and are working with the developer on the water extension permit and did sign off today on the legal description for the new site triangle easement.

Mr. Perlman said that there was some issue with the issue off River Road. Mr. Cosenza said at they have submitted revised plans showing sidewalks at 7' wide and low level landscaping. He said that he might ask for shelter over the entry of the building put nothing to make it an announced entrance just to make for a nicer entrance for the residents.

Correspondence and reports.

Zoning/Building Officer report – Scott - None

Rehabilitation Screening Committee report – Kim - None

Mt. Laurel status update - Roger/Jim - None

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

Master Plan Prep report – None

Public comment on any item not on the agenda

Ms. Hammond opened the meeting for public discussion and called upon all those wishing to speak to identify themselves.

David Copperman, 120 Hill Street, said at the last meeting there was a lot of discussion about the application for the proposed Hebrew School to go on Cleveland Avenue and asked if the Board had seen anything regarding emergency access and it was noted and asked what the process was. Ms. Hammond said that as a part of their site plan review they have to be completely compliant and they would have make whatever appropriate accommodations or changes to the plan. The testimony was that their engineers have already done that work and they are confident that it would meet the standards. If something was overlooked they would still have to comply and that happens during site plan review which is what the applicant was saying.

Mr. Cosenza said that he spoke to the Public Safety Director Pat Renaldi and he is putting him in touch with Scott Turner, engineer for the developer to get a head start on that process. Mr. Hale said that Councilman Foster-Dublin and the Public Safety Committee also had the Public Safety Director included into that to ensure that is the process moving forward. Mr. Koch indicated that they had also submitted plans to him prior to submission to the Board.

Mr. Copperman, 120 Hill Street asked if the site plan review a public process and publicly notices. Ms. Hammond said yes.

There being no one further, Ms. Hammond closed public discussion.

There was a motion to adjourn from WILLIAMS and a second by NOLAN at 7:44 pm the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago
Board Clerk