

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

221 South Fifth Ave.

Highland Park, NJ

October 13, 2020 at 7:00 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 7:00 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: <https://zoom.us/j/96232603076>, Dial-in: 1-929-205-6099, Webinar ID: 962 3260 3076.

ROLL CALL

Present: Mayor Gayle Brill Mittler, Council Members, Canavera, Foster, George, and Hale

Absent: Councilman Fine, Councilwoman Kim-Chohan

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

Resolutions:

Resolution 2020-07

Executive Session – Contract Negotiations (Downtown Redevelopment)

It was MOVED by FOSTER and seconded by HALE that Resolution 2020-07 be approved.

ROLL CALL: Ayes – Canavera, Foster, George, Hale

Nays – None

There being four (4) ayes and no nays, Resolution 2020-07 was approved.

Discussion Items:

Downtown Redevelopment Plan project timeline, status report.

Ms. Jover said that she has been working with Mr. Constantine and Mr. Cosenza on the downtown redevelopment plan efforts authorized by the Borough Council in September. The areas of focus include the Gateway parcels near Bergen Auto, 130-134 Raritan Avenue across the street, the Farmers Market parcel and the Main Street Highland Park building, and various properties off of North 3rd Ave. She indicated that they have a very aggressive timeline because a lot of the foundation work was completed through the Master Plan and ongoing discussions about downtown redevelopment over the years. There is this meeting tonight, which in part will be done through Executive Session because there are contract negotiations taking place about some of the parcels we are discussing. There are stakeholders meeting coming up on October 26, 27 & 28, 2020 via ZOOM they will be reaching out to property owners, residents, and tenants adjacent all of the parcels and tracks associated with this plan. There will be another public presentation of the draft plan at the November Redevelopment Entity meeting where we will also take input, which will then be incorporated into the first draft of the plan presented to Council and the public. At the Tuesday December 1st Council meeting, we hope to be in a position to introduce the Ordinance that would authorize the plan. That would allow the Council to refer it to the Planning Board for consistency review with the Master Plan at their December meeting and that would be the second public presentation of the plan, assuming it is consistent with the Master Plan, the Borough Council can adopt at the December 15th Council meeting.

She reminded everyone that we cannot straddle an Ordinance, if it is introduced on December 1st it has to be adopted on December 15th if not we start over next year which is fine, if we are not ready. Ultimately, the adopted plan has to be packaged up and effectuated by developers which will be a public process by putting out an RFP to help make our plan happen. Mr. Baumann agreed.

Mayor Brill Mittler said that she wants to ensure that we do a good job at communicating to the public all the different steps involved and all of the public input opportunities they will have. Ms. Jover agreed.

Mr. Hale said that he wants to ensure that residents and business owners are included in the notifications. Ms. Jover said she will be working with Main Street Highland Park and could go door to door handing out the stakeholders' flyers, she does have contact information for some but not all but will be working with Main Street Highland Park for merchant information etc.

Public Comment

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

Adjournment to Executive Session

There being no further business, on motion made by Councilwoman Foster, seconded by Councilwoman Canavera and carried by affirmative voice vote of all Councilpersons present, the regular meeting adjourned at 7:20 PM to go into Executive Session.

Respectfully submitted,

Jennifer Santiago
Deputy Clerk