

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

221 South Fifth Ave.  
Highland Park, NJ  
June 19, 2018 at 6:00 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 6:06 pm Mayor Brill Mittler indicated the location of the fire exits.

**ROLL CALL**

Present: Mayor Gayle Brill Mittler, Council Members, Josh Fine arrived @ 6:08 pm, Elsie Foster-Dublin, Philip George, Matthew Hersh, Stephany Kim-Chohan and Susan Welkovits  
Absent: Joseph Baumann, Esquire  
Professionals: Teri Jover, Administrator, Jim Constantine, Planner and Jennifer Santiago, Deputy Clerk

**APPROVAL OF MINUTES**

May 8, 2018

It was MOVED by WELKOVITS and seconded by FOSTER-DUBLIN that the minutes of May 8, 2018 be approved with a voice vote by all present with abstentions from Councilman George and Councilwoman Kim-Chohan the May 8, 2018 minutes were approved.

**PRESENTATIONS**

31 River Road Redevelopment Plan

Jim Constantine, Planner said this was a one-acre medical office site on River Road and Walter Avenue. He said that the building is about 20% occupied and the property is for sale. Three goals in the Master Plan have been identified; identify opportunities for revitalization and redevelopment infill in the Borough's non-residential district, this land is located in the Professional Office (PO) district so it meets that goal. To minimize conflict between residential and nonresidential uses, and when this was operating as a robust office complex, neighbors informed us of those a lot to with parking circulation and traffic. Encourage infill development that is compatible and this being a key issue for the neighborhood on Walter to have the compatibility with the scale, density and design of the Borough's existing residential neighborhood. He said that the prior proposal ran into some issues and feedback from the neighborhood that it was too large, scale was challenging. The Redevelopment plans, goals and principals were set. The first was an opportunity for neighborhood feedback, and there was an input meeting and a feedback meeting with the neighborhood. Another issue is taking advantage of a unique sustainable development opportunity and on this site; you can provide the most energy efficient form of housing within walking distance to transit. The first site-specific goal was to maintain the existing perimeter buffer landscaping as well as trees along the streetscape, there would be an attempt to save the existing trees, installation of sidewalks. Limit vehicular access to the existing driveway, there is one that is ingress only off River Road and a two-way drive off Walter Avenue, there will be parking in the rear of the site, full access on Walter, maybe ingress only on River Road. Ensure that anything that happens along Walter Avenue

frontage is keeping with the scale and character, smaller in scale limited in height and design character that reflects the neighborhood. Limit any larger multifamily building to the River Road frontage where it can act as a buffer from the heavy traveled corridor.

**RESOLUTIONS**

**Resolution R2018-03**

Resolution to Refer Certain Amendments to the Highland Park Downtown Redevelopment Plan to the Planning Board for Review and Comment (130-134 Raritan Ave)

It was MOVED by WELKOVITS and seconded by GEORGE that Resolution R2018-03 be approved.

ROLL CALL: Ayes – Fine, Foster-Dublin, George, Hersh, Kim-Chohan, Welkovits  
Nays – None

There being six (6) ayes and no nays, Resolution R2018-03 was approved.

**Resolution R2018-04**

Resolution to Refer the 31 River Road Redevelopment Plan to the Planning Board for Review and Comment

It was MOVED by WELKOVITS and seconded by GEORGE that Resolution 2018-04 be approved.

ROLL CALL: Ayes – Fine, Foster-Dublin, George, Hersh, Kim-Chohan, Welkovits  
Nays – None

There being six (6) ayes and no nays, Resolution R2018-04 was approved.

**PUBLIC COMMENT**

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

**HEARING OF NEW AGENDA ITEMS**

- Borough Square update
- Gateway Project update

**ACTION ON ANY OTHER BUSINESS**

**ADJOURNMENT**

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 7:18 PM.

Respectfully submitted,

Jennifer Santiago  
Deputy Clerk