

HIGHLAND PARK PLANNING BOARD
Highland Park Borough Hall-Council Chambers
221 So. 5th Ave.
Highland Park, NJ 08904
MEETING DATE – January 14, 2021 7:30 P.M.

ANNUAL REORGANIZATION & REGULAR MEETING
VIA ZOOM

Call to Order

The Reorganization Meeting of the Highland Park Planning Board was called to order in accordance with the Open Public Meetings Act by Board Attorney Roger Thomas at 7:30 PM. Mr. Thomas indicated that this meeting is called to order in accordance with the Open Public Meetings Act. Notice of this meeting was sent to the Home News Tribune, The Star Ledger and the Highland Park Planet on January 4, 2021, and was posted on the Borough website at www.hpboro.com and on the bulletin board of the Borough Hall, 221 So. Fifth Avenue, Highland Park, NJ on January 4, 2021, and has remained continuously posted as required by law. Mr. Thomas 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 and participate by way of a call-in number and password: By Computer, Smart Phone or Tablet: <https://zoom.us/j/91730615551>, Dial-in: 1-929-205-6099, Webinar ID: 917 3061 5551

Mr. Thomas sworn-in the following Board members: Kim Hammond, Matthew Hale, Jeffrey Perlman, Allan Williams, Khalidra Hadhazy, Scott Brescher and Alan Kluger.

Roll Call

Present	Kim Hammond, Scott Brescher, Matthew Hale, Kalidra Hadhazy, Rebecca Hand, Jeffery Perlman arrived at 7:39 pm, Alan Kluger, Paul Lanaris, Allan Williams
Absent	Padraic Millet, Stephen Nolan,
<u>Board Professionals</u>	Roger Thomas, Esq. Board Attorney, Jim Constantine, Planner, Bruce Koch, Borough Engineer

Selection of Officers

Election of Chairperson: Mr. Thomas called for a nomination for Chairperson. Mr. Kluger nominated Ms. Hammond with a second from Ms. Hadhazy and hearing no other nominations, a roll call was taken.

Roll call

Ayes	Brescher, Hadhazy, Hale, Hand, Kluger, Lanaris, Williams, Hammond
Nays	None
Abstain	None
Absent	Millet, Nolan, Perlman

Kim Hammond was unanimously chosen to serve as Chairperson.

Ms. Hammond accepted the position as Chairperson for the Planning Board and resumed the meeting in that capacity.

Election of Vice-Chairperson, and Secretary: Ms. Hammond nominated Mr. Kluger as Vice-Chairperson, and Mr. Williams as Secretary, with a second from Mr. Hale and hearing no other nominations, a roll call was taken.

Roll call

Ayes	Brescher, Hadhazy, Hale, Hand, Kluger, Lanaris, Williams, Hammond
Nays	None
Abstain	None
Absent	Millet, Nolan, Perlman

Motion Approved

Appointment of Professionals and Staff

Board Attorney, Board Planner, Board Engineer

Ms. Hammond made a motion to appoint Roger Thomas as Board Attorney, Jim Constantine as Board Planner, Bruce Koch as Board Engineer and Jennifer Santiago as Board Clerk. Mr. Williams made a second to the motion.

Roll call

Ayes	Brescher, Hadhazy, Hale, Hand, Kluger, Lanaris, Williams, Hammond
Nays	None
Abstain	None
Absent	Millet, Nolan, Perlman

Motion approved.

Setting of 2021 Meeting Dates and designation of 2019 Official newspaper(s) : Home News, Star Ledger, and Highland Park Planet:

Ms. Hammond read the 2021 dates into the record:

There was a motion from Ms. Hammond with a second from Mr. Williams to approve the Planning Board meeting dates for 2021 as the following January 14, 2021, February 11, 2021, March 11, 2021, April 8, 2021, May 13, 2021, June 10, 2021, July 8, 2021, August 12, 2021, September 9, 2021, October 14, 2021, November 11, 2021, December 9, 2021 and January 13, 2022 meetings begin at 7:30 pm. the official newspapers are Home News Tribune and the Star Ledger and Highland Park Planet with a voice vote by all present the motion was approved.

Adopt Rules of Order:

There was a motion from Ms. Hammond with a second from Mr. Hale to adopt the rules of order and with a voice vote, motion was approved.

Public comment on any item not on the agenda.

Ms. Hammond opened the floor to the public. No one appearing Ms. Hammond closed public discussion.

The reorganization part of the meeting ended at 7:45 pm and went into the regular meeting.

Minutes:

September 10, 2020

Ms. Hammond suggested including in the header that the meeting was held via zoom on all the minutes.

It was MOVED by HAMMOND and seconded by HAND that the September 10, 2020 minutes be approved with revisions and with a voice vote by all present, with abstention from Lanaris, the motion was approved.

October 15, 2020

It was MOVED by HAMMOND and seconded by WILLIAMS that the October 15, 2020 minutes be approved with revisions and with a voice vote by all present, with abstention from Lanaris, the motion was approved.

December 3, 2020

It was MOVED by HAMMOND and seconded by HALE that the December 3, 2020 minutes be approved with revisions and with a voice vote by all present, with abstention from Lanaris, the motion was approved.

Memorialization of resolutions.

Resolution P2021-01 Lionsgate Homes LLC, Minor Subdivision and Bulk
Variance Application, Lots, 7, 8, 9, 10, Block 47, P2019-04

Ms. Santiago indicated that Mr. Clarkin has reached out indicated that he had comments. Mr. Constantine concurred.

The resolution was deferred to the next meeting.

Resolution P2021-02 433 Cleveland Avenue LLC, Preliminary and Final Major Site Plan, Lots 17,
18, and 19, Block 154, Lots 6.01 and 6.02, Block 191, Application No.
P2020-02

Mr. Thomas indicated that he had received comments from Allan Williams regarding the storm water; Mr. Williams said he found the modifications to be acceptable. Mr. Thomas indicated that he has also received comments from Mr. Clarkin, condition no. 9, the application shall review the sidewalk plan on Madison Avenue in light of concerns raised during the meeting and shall submit revised plans if appropriate to the Borough Planner for his review and approval and conclusions shall be submitted back to the Planning Board when the review is completed; Mr. Constantine indicated that was acceptable.

Mr. Kluger asked if Mr. Clarkin had any other concerns, Mr. Kluger said that he was concerned with the language of the school being used for school purposes only and if anything else occurs they would have to come back to the Board. He indicated that any school in the neighborhood at times will have functions for community use or parties and they do not have to come back to the Board. Ms. Hammond suggested adding regular school activity to include, dances, conferences, school plays, graduation to add some sort of distinction. She indicated that there could be occasional special events but cannot be regular events outside of or double as another type of facility.

Ms. Hadhazy questioned the language as well, Bartle School over the summer is used as a summer camp by a third party, and is the language as written indicating that this school could not do the same thing. Mr. Thomas said that the language does include things such as the Chair was speaking about such as graduations etc., and he could broaden the language if that is preferred; it is still a school purpose even if not an academic purpose it would still be a school purpose, however, many towns have special use permits such as if a church wanted to use their facility as a camp. He said the Resolution would not authorize a summer camp during the summer, which would require modification of the resolution. Mr. Kluger indicated that every school he knows uses their facility as a summer camp in the summer. Mr. Thomas indicated that if the school sponsored its own summer camp that would be covered under this resolution, that is a school purpose it is run by the school, and if Roger Thomas basketball camp wanted to rent the space for his camp that would be a problem and was not the intent purpose of that school. He said that if that was not the intent the language could be changed. Ms. Hammond said that Mr. Clarkin did not comment or take issue with the language as written. Ms. Hammond suggested that it would be best to approve with the current language.

Mr. Kluger suggested referencing the Redeveloper Agreement. Mr. Thomas concurred and indicated that in paragraph 5 that this approval incorporates the Redeveloper Agreement between the Borough and the applicant.

It was MOVED by HAMMOND and seconded by WILLIAMS to approve the resolution with the additional language in paragraph 5 to include the redevelopers agreement be approved.

ROLL CALL: Ayes Brescher, Hadhazy, Hale, Hand, Lanaris, Williams, Hammond
Nays Kluger
Abstain: Perlman

Correspondence and reports.

Zoning/Building Officer report – Scott - None

Rehabilitation Screening Committee report – Kim - None

Action on any other business and work session.

Recommendation about change to check-list requirements for applications

Ms. Hammond said that a lot of the applications that come before the Board are coming in from a rigorous Redevelopment review, and things being presented to the Redevelopment Entity and may be in the Board's materials but they may not necessarily have the expert available to the Board to ask questions and she would like to ensure that in the future the Board has the opportunity to ask questions of those professionals along with the materials.

Mr. Thomas said that there is a checklist and you have materials that as a Board wish to review as well as the public as part of an application process and it would not be hard to add to a preliminary and/or final site plan the requirement that any materials that are submitted as part of a redevelopment plan would be submitted as part of the application. If the Board agrees that this was something that they would like to do, you could make a motion to recommend to the Council that amendment to the checklist for preliminary and final site plan.

It was MOVED by HAMMOND and seconded by WILLIAMS to make a request to the Board Council to amend the checklist for preliminary and final site plan to include any documents submitted as part of the redevelopment process to be provided to the Planning Board.

ROLL CALL: Ayes Brescher, Hadhazy, Hale, Hand, Kluger, Lanaris, Perlman, Williams, Hammond
Nays None

There being nine ayes and no nays, the motion passed.

Public comment on any item not on the agenda.

Ms. Hammond opened the floor to the public. No one appearing Ms. Hammond closed public discussion.

Adjournment

There was a motion to adjourn from Hammond with a second from Williams and at 8:43 pm, the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago, Board Clerk