

**HIGHLAND PARK PLANNING BOARD
MINUTES
February 11, 2021 @ 7:30 P.M.
Council Chambers, Borough Hall
221 South Fifth Ave. Highland Park, NJ
Via Zoom**

Call to Order

The meeting was called to order by Chairperson Kim Hammond at 7:30 pm. Annual Notice of this meeting was provided to the Star Ledger on December 4, 2019 and to the Home News Tribune on December 4, 2019. In addition, notice of this meeting via zoom was faxed to the Home News Tribune and emailed to The Star Ledger and the Highland Park Planet on February 9, 2021, and was posted on the Borough website at www.hpboro.com and on the bulletin board and doors at Borough Hall, 221 So. Fifth Avenue, Highland Park, NJ on February 9, 2021, and has remained continuously posted as required by law.

Roll Call:

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|----------------------------|---|
| Present | Kim Hammond, Scott Brescher, Kahalidra Hadhazy, Rebecca Hand, Paul Lanaris, Allan Williams |
| Absent | Matthew Hale, Alan Kluger, Padraic Millet, Stephen Nolan, Jeffrey Perlman, Roger Thomas, Esq. |
| <u>Board Professionals</u> | Clifford Gibbons, Esq., Jim Constantine, Planner, Bruce Koch, Engineer, |

Minutes:

January 14, 2021 Reorganization & Regular Meeting

It was MOVED by HAND and seconded by HAMMOND that the January 14, 2021 Reorganization and Regular meeting minutes as distributed be approved and with a voice vote by all present the minutes were 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

Clifford Gibbons, Esq., said that the changes were fine to form and content and do not make any material changes to the resolution. Mr. Gibbons stated the following changes were made to the resolution: page 2: fourth whereas, to include “and distance between buildings”, the correction of Mr. Winkle’s name throughout; page 3: second paragraph: insertion of “setback” after left side yard variance, the requirement is 10 feet and proposed for each of the two proposed lots is 8.33 “feet”; delete as is proposed Blot 9.01; next sentence: he noted that the right side yard delete variance, insert setback of 10 feet, insert after side yard “setback” variance; next sentence: the combined, delete variances, insert “setbacks”; page 4 first sentence: the Ordinance requires 20 feet of, delete proposed lot 7.01, insert “each lot; the “proposed” distances are 14.67 feet and 19 feet on Lot 7.01; bottom of page 4 was aesthetically pleasing, “and”, page 5 first paragraph last sentence, stockade fence “on applicant’s property”; page 6 second paragraph: the setback of the garage is in keeping with the general concept of the garage in the rear yard; page 7 first sentence: parking on site “and” eliminating the need for extra parking on the street; number 3, add “on applicant’s property”; page 8, number 7: of three corners around the “tract”.

Ms. Hadhazy asked if the applicant had provided the distance between other properties on that street, three on the left and three on the right because there was concern about the closeness of these two new homes. Mr. Gibbons said that was a condition of approval. Mr. Constantine said that he would report to the Board but they were not going to do that until the resolution was adopted. He said that he would ensure that it was a good fit.

It was MOVED by HAND and seconded by HAMMOND that the Resolution with revision be approved.

ROLL CALL: Ayes: Brescher, Hadhazy, Hand, Lanaris, Williams, Hammond
Nays – None

There being six (6) ayes and no nays, the motion passed.

Correspondence and reports.

Zoning/Building Officer report – Scott

Ms. Hand asked if the former international food market ever found his five parking spaces. Mr. Brescher said that he believes that he did, but he is just wrapping up his final inspections now.

Rehabilitation Screening Committee report – Kim - None

Action of any other business and work session.

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, there being no one Ms. Hammond closed public discussion.

Mr. Williams asked about the status of the sidewalks on Madison Avenue in respects to 433 Cleveland Avenue. Mr. Constantine indicated that they have not contacted us on resolution compliance. Ms. Hammond said that if they have not contacted you about compliance, the idea was that you were going to get together with homeowners and talk about the sidewalk widths and that's really more up to the Planner and not on them or it's their job to do that then they will report back to the Planner. Mr. Constantine said that they have not gotten back on any resolution compliance but we intend to when the winter weather breaks to meet with the neighbors and the applicant's engineer. He said he spoke with Teri Jover about that and the consensus was to wait for the weather to be warmer so we can stand and look outside and see the sidewalks.

Mr. Williams asked Bruce Koch about the status of the storm water system for 433 Cleveland Avenue. Mr. Koch indicated that they have not gotten back to him with any revisions in this case I do have to wait for them. They have agreed to the comments he presented but he has to wait as Mr. Constantine said for them to submit plans to address.

Mr. Williams said that Jennifer sent plans around for 238 Cleveland Avenue and asked if that was going to go to the screening committee. Mr. Constantine said that it was a conforming subdivision and he did not think it hits the criteria for the rehab screening committee. He said that they have asked the applicant to consider reviewing what's in the Master Plan for residential design standard and strongly urged them to consider nudging the garages further back and what's

required under the current ordinance and to employ some of the other Master Plan recommendations for design guidelines even though it hasn't yet been put on the books.

There was a motion to adjourn from WILLIAMS and a second by HAND at 7:52 pm the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago
Board Clerk