



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

HIGHLAND PARK BOROUGH HALL
221 South Fifth Ave.
Highland Park, NJ
April 13, 2021 at 7:00 PM

The Borough is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19, as a part of the Borough's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers.

The public is invited to attend and participate by way of a call-in number and password:

To attend the meeting, please follow the instructions below:

Join from computer, tablet or iPad:

<https://zoom.us/j/97777603530>

Dial-in: 1-929-205-6099
Webinar ID: 977 7760 3530

Call to Order

- Roll Call
- Statement of Compliance with Open Public Meetings Act

Minutes:

January 26, 2021 Regular Meeting

Presentation:

- Draft Downtown Redevelopment Plan

Resolutions:

Resolution 2021-01 Resolution of the Municipal Council of the Borough of Highland Park, in the County of Middlesex, New Jersey Referring the Downtown Redevelopment Plan for Tracts A-D to the Borough of Highland Park Planning Board

Discussion Items

Public Comment

Adjournment

RESOLUTION 2021-01

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF HIGHLAND PARK, IN THE COUNTY OF MIDDLESEX, NEW JERSEY REFERRING THE DOWNTOWN REDEVELOPMENT PLAN FOR TRACTS A-D TO THE BOROUGH OF HIGHLAND PARK PLANNING BOARD

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment” or “areas in need of rehabilitation”; and

WHEREAS, pursuant to the Redevelopment law, on June 21, 2005 the Municipal Council (“**Municipal Council**”) of the Borough of Highland Park, in the County of Middlesex, New Jersey (the “**Borough**”) adopted Resolution 05-239 authorizing and directing the Highland Park Planning Board to undertake a preliminary investigation to determine whether the area including Block 13, Lots 1-4, 6-9, 46, and 49-50; Block 22, Lots 2-4, 6-9, 32.01, 33.01, and 34-36; Block 31, Lots 3-6, 17-25, and 33; Block 143, Lots 35-40; Block 162, Lots 34-35, and 39; and Block 173, Lots 34-37, 41-49, and 52-53 as set forth on the tax maps of the Borough (“**Redevelopment Area**”) met the criteria as an “area in need of redevelopment” as defined in the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, on January 20, 2005 the Highland Park Planning Board adopted Resolution P05-02 recommending the Municipal Council designate the Redevelopment Area an “area in need of redevelopment.”

WHEREAS, pursuant to the Redevelopment Law, on June 21, 2005 the Municipal Council adopted Resolution No. 6-05-239 designating the Redevelopment Area an “area in need of redevelopment”; and

WHEREAS, pursuant to the Redevelopment Law, on December 20, 2016 the Municipal Council adopted Ordinance No. 16-1921, declaring the entire Borough as an “area in need of rehabilitation” (the “**Rehabilitation Area**”); and

WHEREAS, pursuant to the Redevelopment Law, on August 6, 2019 the Municipal Council adopted Resolution No. 8-19-237, authorizing and directing the Planning Board to undertake a preliminary investigation to determine whether Block 173, Lots 41, 42, 44 and 45 (“**Condemnation Redevelopment Area**”) qualified as a “condemnation area in need of redevelopment”; and

WHEREAS, pursuant to the Redevelopment Law, on February 13, 2020 the Highland Park Planning Board adopted Resolution No. 2020-03 recommending the Municipal Council designate the Condemnation Redevelopment Area as a “condemnation area in need of redevelopment”; and

WHEREAS, pursuant to the Redevelopment Law, on April 21, 2020 the Municipal Council adopted Resolution No. 4-20-147, formally designating the Condemnation Redevelopment Area as a “condemnation area in need of redevelopment”; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council is empowered to adopt a redevelopment plan pursuant to which redevelopment projects are to be undertaken or carried out within an “area in need of redevelopment” or “area in need of rehabilitation”; and

WHEREAS, LRK, Inc. has prepared a redevelopment plan for **Tract A** consisting of Block 173, Lots 41-49 and portion of Lot 20 as set forth on the tax maps of the Borough; **Tract B** consisting of Block 13, Lots 6 & 9 as set forth on the tax maps of the Borough; **Tract C** consisting of Block 22, Lots 4, 32.02 & 33.01 as set forth on the tax maps of the Borough; and **Tract D** consisting of Block 158, Lots 20-26, 42, 50-51 and portion of Lot 47; and Block 162, Lots 36-38

as set forth on the tax maps of the Borough, all of which are in the Redevelopment Area, Rehabilitation Area and/or Condemnation Redevelopment Area, entitled, “Downtown Redevelopment Plan Tracts A-D” (the “**Redevelopment Plan**”); and

WHEREAS, the Municipal Council desires to refer the proposed Redevelopment Plan to the Borough of Highland Park Planning Board (the “**Planning Board**”) for its review and comment, in accordance with *N.J.S.A.* 40A:12A-7 of the Redevelopment Law.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the Borough of Highland Park, in the County of Middlesex, New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though set forth at length.

Section 2. The Municipal Council hereby refers the proposed Redevelopment Plan to the Planning Board for review and recommendation in accordance with *N.J.S.A.* 40A:12A-7(e).

Section 3. The Planning Board is authorized and directed to prepare a report of its recommendations to the proposed Redevelopment Plan in accordance with the requirements set forth in the Redevelopment Law.

Section 4. The Borough Clerk shall immediately forward a certified copy of this Resolution and the Redevelopment Plan to the Planning Board for review in accordance with the requirements set forth in the Redevelopment Law.

Section 5. This Resolution shall take effect immediately.

This Resolution shall take effect immediately.

ADOPTED: April 13, 2021

ATTEST:

Jennifer Santiago, Deputy Clerk

I, Jennifer Santiago, Deputy Clerk of the Borough of Highland Park, New Jersey, do hereby certify the above to be a true copy of a resolution adopted by the Borough Council of said Borough on the 21st day of April 2021.

Jennifer Santiago, Deputy Clerk

RECORD OF COUNCIL VOTES

Council Member	Ayes	Nays	Abstain	Absent
Canavera				
Foster				
George				
Hale				
Hersh				
Kim-Chohan				