

BOROUGH OF HIGHLAND PARK  
REGULAR MEETING  
OCTOBER 19, 2021 – 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:

Dial-in: 1-929-205-6099

Webinar ID: 951 3705 7246

By Computer, Smart Phone or Tablet:

Web Link: <https://zoom.us/j/95137057246>

MISSION STATEMENT OF THE BOROUGH OF HIGHLAND PARK:

The Mission of the Highland Park Borough Council is to establish a government based upon the principles of good government: ethics, efficiency and the effective provision of services.

The Borough Council is committed to creating a thriving community, which is sustainable economically, environmentally and socially.

The Borough Council is further committed to creating a community which values its unique and diverse populations and encourages direct public participation in the governing process.

**AGENDA**

\* Denotes Consent Agenda Posted Items. Ordinarily, consent agenda items, pursuant to Ordinance No. 920, are not read nor debated unless there is a request by a member of Council or the public. Furthermore, unless requested by a member of Council for a separate vote, all consent agenda items, as per Council's Rules of Order, Article IV, shall be considered in the form of one **MOTION**.

1. Call to Order and Open Public Meetings Statement.
2. Pledge of Allegiance.
3. Roll Call.
4. Agenda Questions by Council Members.
5. Honors and Awards.
6. Approval of Minutes.
7. Council Reports.

8. Borough Administrator's Report.
9. Borough Attorney's Report.
10. Mayor's Report.
11. Public Participation.  
*(21 minutes total; 3 minutes each speaker limited to items on this Agenda, including Work Session).*
12. Ordinances Requiring a Second Reading.
13. Ordinances Requiring a First Reading.
  - 13.a Clerk reports introduction of Ordinance Authorizing Laboratory Use within the Commercial, Professional Office and Light Industrial Zones, for consideration of passage on first reading by title.
    - a. **MOTION** to adopt/reject and advertise ordinance on first reading by title.  
(Resolution No. 10-21-259)
  - 13.b Clerk reports introduction of Ordinance Authorizing Lease Agreement with RCHP-AHC for Use of 127 Raritan Avenue, for consideration of passage on first reading by title.
    - a. **MOTION** to adopt/reject and advertise ordinance on first reading by title.  
(Resolution No. 10-21-260)
14. Consent Agenda Items - Resolutions.

**ROLL CALL VOTE**

- 14.a \*10-21-261 Resolution in Support of Fossil Fuel Divestment and Increased Green Investment in the New Jersey State Pension Fund.
- 14.b \*10-21-262 Resolution in Support of Withdrawal of CPV Application for a Second Keasbey Gas-Fired Power Plant.
- 14.c \*10-21-263 Resolution to Accept Resignation of On-Call Firefighter Hector Malave.
- 14.d \*10-21-264 Resolution to Approve RFQ for Professionals - 2022.
- 14.e \*10-21-265 Resolution to Appoint Tax Collector.
- 14.f \*10-21-266 Resolution Authorizing Cancellation of Taxes.
- 14.g \*10-21-267 Resolution Authorizing Contract with Spatial Data Logic for Permit Tracking Software Services for 2022 Licenses.
- 14.h \*10-21-268 Resolution Authorizing Professional Services Agreement with LRK

for Redevelopment Planning Services on Cleveland Avenue.

- 14.i \*10-21-269 Resolution Authorizing Professional Services Agreement with LRK for Redevelopment Planning Services for Upper (North) Raritan Avenue.
- 14.j \*10-21-270 Resolution Authorizing Purchase of Snow Removal Equipment.
- 14.k \*10-21-271 Resolution to Amend Annual Salary Resolution.
- 14.l \*10-21-272 Resolution to Approve Bills List.

15. Resolutions requiring a Separate Reading.

16. Appointments.

Council on Aging

Kathleen Karthaeuser

**MOTION TO CONFIRM**

**ROLL CALL VOTE**

17. Second Public Participation.

*(3 minutes per speaker on any items; subject to 9PM conclusion prior to Work Session)*

18. Recess (5 minutes).

19. Work Session Items: No formal action to be taken.

a. Best Practices Inventory (TJ).

20. Executive Session (if necessary).

21. MOTION to adjourn.

22. **Next Scheduled Meeting: November 9, 2021**

BOROUGH OF HIGHLAND PARK  
NO. 10-21-259

RESOLUTION: Economic Development & Planning Committee

WHEREAS, an Ordinance entitled, AN ORDINANCE BY THE BOROUGH OF HIGHLAND PARK, MIDDLESEX COUNTY AUTHORIZING A LABORATORY USE WITHIN THE COMMERCIAL, PROFESSIONAL OFFICE AND LIGHT INDUSTRIAL ZONES AND AMENDING THE "CODE OF THE BOROUGH OF HIGHLAND PARK", has been introduced and duly passed on first reading;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that this Council meet at the Borough Hall, 221 South Fifth Avenue, Highland Park, New Jersey, on Tuesday, November 9, 2021, at 7:00 PM, for the purpose of considering said Ordinance on final passage after public hearing thereon.

BE IT FURTHER RESOLVED that said a Notice of Pending Ordinance and Summary of said Ordinance be published once at least one (1) week prior to the time fixed for further consideration of said Ordinance for final passage in the "Home News Tribune", of East Brunswick, New Jersey, a newspaper published in the County of Middlesex and circulating in this municipality, there being no newspaper published daily in this municipality, together with a notice of the introduction thereof and of the time and place when and where said Ordinance will be further considered for final passage as aforesaid.

BE IT FURTHER RESOLVED that a copy of said Ordinance shall be posted on the bulletin board at Borough Hall, 221 South Fifth Avenue, Highland Park, New Jersey, forthwith and that the Borough Clerk have available in her office for the members of the general public of Highland Park copies of said Ordinance for those members of the general public who may request the same.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, BOROUGH CLERK

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

**BOROUGH OF HIGHLAND PARK  
ORDINANCE NO.**

**AN ORDINANCE BY THE BOROUGH OF HIGHLAND PARK, MIDDLESEX COUNTY  
AUTHORIZING A LABORATORY USE WITHIN THE COMMERCIAL, PROFESSIONAL  
OFFICE AND LIGHT INDUSTRIAL ZONES AND AMENDING THE "CODE OF THE  
BOROUGH OF HIGHLAND PARK".**

BE IT ORDAINED by the Council of the Borough of Highland Park, Middlesex County as follows: (Bracketed material deleted); underlined material new.

- (1) Section 230-141.B and G of the "Code of the Borough of Highland Park" which establishes permitted permissible uses and parking requirements within the C Commercial Zone is amended to read as follows:

Section 230-141.B. Permitted principal uses.

- (1) All uses permitted in §230-140.B. for the CBD Zone, with the exception of carry-out restaurants.
- (2) Restaurants.
- (3) Lawn and garden shops.
- (4) Professional offices.
- (5) [Medical and radiologic laboratories.] Laboratories.
- (6) Computer or electronic services or rental.
- (7) Retail integrated developments of such uses as retail stores and shops, personal service establishments, professional and business offices, banks and restaurants housed in an enclosed building or buildings and utilizing such common facilities as customer parking areas, pedestrian walks, truck loading and unloading space, utilities and sanitary facilities and other necessary and appropriate uses, subject to and in conformance with the regulations specified herein.

Section 230-141.G. Off-street parking and loading.

- (1) For permitted business, laboratory and service establishments: one parking space for each 300 square feet of gross floor area[ of the establishment].
  - (2) Off-street loading berths for all retail and commercial establishments having a gross floor area in excess of 10,000 square feet: one loading space for every 10,000 square feet or fraction thereof of gross floor area.
  - (3) Public and private parking lots are permitted.
  - (4) Banks: one space for each 100 square feet of gross floor area.
  - (5) Restaurants: One off-street parking space for each three seats, plus one off-street parking space per employee on the maximum shift.
  - (6) For medical professional offices, one off-street parking must be provided at the rate of three off-street parking spaces for each professional staff member plus one space for each permanent employee or one parking space for each 100 square feet of gross floor area, whichever is greater.
- (2) Section 230-142.A. and E. of said Code which establishes permitted principal uses and parking requirements within the PO Professional Office Zone is amended to read as follows:

Sec. 230-142.A. Permitted principal uses.

- (1) Professional and business offices.
- (2) Offices for practicing physicians, dentists, psychologists and other professionals dealing in the medical profession.
- (3) Single-family homes.

(4) Laboratories.

Section 230-142.E. Off-street parking and loading.

- (1) For medical professional offices, off-street parking must be provided at the rate of three off-street parking spaces for each professional staff member plus one space for each permanent employee or one parking space for each 100 square feet of gross floor area, whichever is greater.
  - (2) For permitted business, office, laboratory and service establishments: one parking space for each 300 feet of gross floor area.
- (3) Section 230-143.B. and G. of said Code which establishes permitted principal uses and parking requirements within the LI Light Industrial Zone is amended to read as follows:

Sec. 230-143.B. Permitted principal uses.

- (1) Business, professional and governmental offices.
- (2) Light industrial manufacturing, processing and assembling of products.
- (3) Wholesale offices and showrooms with accessory storage for goods.
- (4) Warehousing of finished products and materials for distribution.
- (5) Electrical, heating, ventilating, air-conditioning, plumbing and refrigeration equipment sales and service businesses.
- (6) Computer and/or electronic assembly, services or retail.
- (7) Wireless telecommunications, towers and antennas as specified in Article XVIII.

(8) Laboratories.

Section 230-143.G. Off-street parking and loading.

Subsection (1)(e) is amended to read as follows: For permitted business, office, laboratory and service establishments: one parking space for each 300 square feet of gross floor area.

- (4) Section 230-148 of said Code which establishes the SC Senior Citizen Housing Zone is amended to read as follows:

Section 230-148 [SC Senior Citizen Housing] Stream Corridor Protection Overlay Zone.

Sec. 230-148.D. Prohibited uses. The following uses are prohibited in the Stream Corridor Protection Overlay Zone even though they may be permitted in the underlying zoning.

Subsection (10) is amended to read as follows: [Commercial and medical] Laboratories, processing or manufacturing facilities.

- (5) This Ordinance shall take effect upon its passage and publication and the filing of a copy of same with the Middlesex County Planning Board all of which is required by law.

Introduced and passed on first reading: October 19, 2021

ADOPTED:  
ATTEST:

APPROVED:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

\_\_\_\_\_  
Gayle Brill Mittler, Mayor

BOROUGH OF HIGHLAND PARK  
NO. 10-21-260

RESOLUTION: Economic Development & Planning Committee

WHEREAS, an Ordinance entitled, AN ORDINANCE OF THE BOROUGH OF HIGHLAND PARK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AUTHORIZING A LEASE WITH THE REFORMED CHURCH OF HIGHLAND PARK - AFFORDABLE HOUSING CORPORATION PERTAINING TO PORTIONS OF BLOCK 1704, LOTS 41 AND 42, ALSO FORMERLY KNOWN AS THE RUTGERS GUN AND BOAT SHOP PROPERTY, has been introduced and duly passed on first reading;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that this Council meet at the Borough Hall, 221 South Fifth Avenue, Highland Park, New Jersey, on Tuesday, November 9, 2021, at 7:00 PM, for the purpose of considering said Ordinance on final passage after public hearing thereon.

BE IT FURTHER RESOLVED that said a Notice of Pending Ordinance and Summary of said Ordinance be published once at least one (1) week prior to the time fixed for further consideration of said Ordinance for final passage in the "Home News Tribune", of East Brunswick, New Jersey, a newspaper published in the County of Middlesex and circulating in this municipality, there being no newspaper published daily in this municipality, together with a notice of the introduction thereof and of the time and place when and where said Ordinance will be further considered for final passage as aforesaid.

BE IT FURTHER RESOLVED that a copy of said Ordinance shall be posted on the bulletin board at Borough Hall, 221 South Fifth Avenue, Highland Park, New Jersey, forthwith and that the Borough Clerk have available in her office for the members of the general public of Highland Park copies of said Ordinance for those members of the general public who may request the same.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, BOROUGH CLERK

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

**BOROUGH OF HIGHLAND PARK  
ORDINANCE NO. 21-**

**AN ORDINANCE OF THE BOROUGH OF HIGHLAND PARK, COUNTY OF MIDDLESEX,  
STATE OF NEW JERSEY AUTHORIZING A LEASE WITH THE REFORMED CHURCH  
OF HIGHLAND PARK - AFFORDABLE HOUSING CORPORATION PERTAINING  
TO PORTIONS OF BLOCK 1704, LOTS 41 AND 42, ALSO FORMERLY KNOWN  
AS THE RUTGERS GUN AND BOAT SHOP PROPERTY**

**WHEREAS**, the Borough of Highland Park (the “**Borough**”) is the owner of a parcel in the Borough designated as Block 1704, Lots 41 and 42 on the Borough tax maps, and located at 127 Raritan Avenue and 133 Raritan Avenue, respectively, formerly known as the “Rutgers Gun and Boat Shop” property (the “**Property**”); and

**WHEREAS**, the Property, which was acquired for inclusion in the Borough’s redevelopment plans, is currently vacant and the Mayor and Council desire to utilize this existing resource and put the Property to beneficial use until such time as those plans are implemented; and

**WHEREAS**, the Property consists of a two-story building that includes a large storefront with inventory space and a garage on the first floor and a residential apartment on the second floor, along with a parking area on the adjacent lot; and

**WHEREAS**, the Reformed Church of Highland Park - Affordable Housing Corporation, a nonprofit corporation of the State of New Jersey with offices located at 19 South Second Avenue, Highland Park, New Jersey (the “**RCHP-AHC**”) desires to lease the storefront, inventory area and a portion of garage on the first floor of the building on the Property for temporary storage of supplies for Afghan refugees; and

**WHEREAS**, the RCHP-AHC desires to lease the second floor of the building to provide affordable housing for a low-income family; and

**WHEREAS**, the RCHP-AHC is an experienced nonprofit that has served as a valuable community resource and assisted the Borough in the past to support those in need in multiple ways; and

**WHEREAS**, the RCHP-AHC has agreed to assist the Borough in the clean-up and repair of the Property so it can be utilized for the aforementioned uses; and

**WHEREAS**, *N.J.S.A. 40A:12-14(c)* of the Local Lands and Buildings Law authorizes a municipality to lease property to a nonprofit for public purposes; and

**WHEREAS**, *N.J.S.A. 40A:12-15(i)* specifically authorizes a municipality to enter into a lease with a nonprofit corporation for any activity that promotes the health, safety and general welfare of the community and *40A:12-15(h)* authorizes a lease with a nonprofit corporation to provide services for poor or indigent persons or families; and

**WHEREAS**, the Mayor and Council have determined that it is in the best interests of the Borough of Highland Park to enter into a lease with the Reformed Church of Highland Park – Affordable Housing Corporation to provide temporary space for the collection and storage of supplies for Afghan refugees and to provide an affordable residential housing unit and adjacent parking, which will allow the Borough to utilize an existing unused resource for the benefit of those in need.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Highland Park, in Middlesex County, New Jersey as follows:

1. The statements and findings set forth in the preamble above are hereby incorporated as if fully restated herein.

2. Pursuant to *N.J.S.A. 40A:12-14* and *40A:12-15*, the Borough Council hereby authorizes the lease of a portion of the Property to the RCHP-AHC for the purpose of using a part of the first floor of the building (excluding the garage) for temporary storage and the second floor of the building for an affordable housing residential unit, as described in Section 1 above, subject to the following conditions:

For the first floor (excluding the garage space):

- A. Term: Six (6) months.
- B. Consideration: Five hundred (\$500.00) Dollars per month.
- C. Preparation of space: The RCHP-AHC shall be responsible for clean-up of the first-floor space, including front windows, with support from the Borough as needed.



D. Insurance: The RCHP-AHC shall provide the Borough with a certificate of insurance for general liability.

For the second floor and adjacent parking area:

A. Term: Initial period of one (1) year with option for one (1) year renewals. If the Borough determines it needs access to the building for redevelopment, the Borough shall give RCHP-AHC sixty (60) days' notice to vacate so that alternative housing can be found for the tenant.

B. Consideration: One Thousand (\$1,000.00) Dollars per month.

C. Preparation of space: The RCHP-AHC shall be responsible for repairs and/or modifications of the residential space so that a certificate of occupancy can be issued for use of the space.

D. Maintenance: The RCHP-AHC shall be responsible for ongoing maintenance of the residential unit throughout the term of the lease.

E. Parking: Two parking spaces on the adjacent parking lot shall be provided for use by the tenant of the affordable housing unit.

F. Insurance: The RCHP-AHC shall provide the Borough with a certificate of insurance for general liability and proof that the tenant has obtained insurance for the contents of the residential unit.

G. RCHP-AHC shall submit annual reports to the Borough to meet the requirements of *N.J.S.A. 40A:12-14(c)*, including affirmation of the continued tax-exempt status of the nonprofit corporation.

3. The Mayor, Administrator, Clerk, Borough Attorney, and other appropriate staff and officials are hereby authorized and directed to negotiate, prepare, and execute any and all such lease documents and undertake any and all such acts as may be needed to implement the terms hereof.

4. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision of such holding and shall not affect the validity of the remaining paragraphs or sections hereof.

5. This ordinance shall take effect upon its passage and publication as provided for by law.

Introduced and passed on first reading: October 19, 2021

ADOPTED:

ATTEST:

APPROVED:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

\_\_\_\_\_  
Gayle Brill Mittler, Mayor

BOROUGH OF HIGHLAND PARK  
NO. 10-21-261

HIGHLAND PARK BOROUGH COUNCIL RESOLUTION IN SUPPORT OF FOSSIL FUEL DIVESTMENT  
AND INCREASED GREEN INVESTMENT IN THE NEW JERSEY STATE PENSION FUND

RESOLUTION: Public Works and Public Utilities Committee

WHEREAS, the international scientific and political communities have widely accepted that the burning of fossil fuels, which release harmful emissions of CO<sub>2</sub> and other greenhouse gases, is the main driver of global climate change with its corresponding harmful impacts on our natural environment; and

WHEREAS, the October 2018 United Nations Intergovernmental Panel on Climate Change (IPCC) Special Report highlights the urgent need for immediate actions to sharply reduce fossil fuel use. The report concludes that absent aggressive action, many effects once expected decades in the future will arrive by 2040, and that global net human-caused emissions of greenhouse gases need to fall by 45 percent from 2010 levels by 2030, in order to avoid catastrophic climate change; and

WHEREAS the International Energy Agency, in their annual Global Energy Review, issued April 2021, said that countries need to move faster and more aggressively to cut planet-warming pollution in order to meet a necessary deadline of carbon neutrality by 2050 and, therefore, nations need to stop the development of new oil and gas fields immediately; and

WHEREAS, President Joseph Biden and Governor Philip Murphy have identified climate change as an existential threat to humanity in need of bold and aggressive action; and

WHEREAS, the New Jersey Department of Environmental Protection published "2020 New Jersey: Scientific Report on Climate Change" cataloguing the statewide impacts of climate change, i.e., rising temperatures, sea level rise, increased flooding and numerous other adverse events with potentially disastrous consequences for public health, safety, and the economic vitality of the State; and

WHEREAS, Highland Park was severely impacted by Hurricane Irene and Superstorm Sandy including power outages, severe flooding and property damage and is now recovering from Hurricane Ida remaining extremely vulnerable to the impacts of future storms and hurricanes; and

WHEREAS, today the most respected institutional investors in the world including BlackRock, the largest global asset manager, have declared that "climate risk is investment risk;" and Swiss Re, one of the largest global insurance and reinsurance companies, has predicted a loss of \$23 trillion in annual global economic output by 2050 due to climate catastrophes; and

WHEREAS, the oil and gas sector has been the worst performing sector of the Standard & Poor's 500 for the last decade, and today represents just 2.5% and is the smallest sector in that investment index; and the sector's decline indicates a negative trend for the future value of fossil fuel investments; and

WHEREAS, fossil-free investment portfolios have performed as well or better than those with oil and gas stocks; and

WHEREAS, solar and wind are the cheapest and safest sources of energy now and will be the rising energy sector in institutional portfolios in the near low carbon future; and

WHEREAS, fossil fuel divestment is one approach to reducing the emissions of greenhouse gases from the burning of fossil fuels by removing the financial underwriting of the fossil fuel sector; and

WHEREAS, more than 1400 institutional portfolios - pension plan, faith based, university, and government - have already divested, or have committed to divest, their portfolios totaling more than \$14 trillion of assets under management (AUM); and

WHEREAS, Highland Park has been a leading green municipality in New Jersey since the early 2000's, was certified by Sustainable Jersey in its first round, and has been a Silver Certified Community since 2011, attesting to its commitment to reduce our carbon footprint and address climate change; and

WHEREAS, Highland Park Mayor Gayle Brill Mittler is a member of Climate Mayors, joining when President Trump announced the U.S. exit from the Paris Agreement, and is committed to addressing climate change in all ways; and

WHEREAS, New York State Comptroller Thomas DiNapoli, the fiduciary for the best funded State pension in the country, worth \$226 billion, announced in December 2020 that his plan will be divesting from the riskiest fossil fuel investments over the next four years, and further committed to decarbonize the entire portfolio by 2040, setting an international standard for protecting the value of long-term sustainability of retiree plans; and

WHEREAS, New York City divested \$4 billion of fossil fuel investment in January 2021, from two of five pension plans in its fund; and

WHEREAS, Rutgers University, in March 2021, has committed to a divestment plan from fossil fuels to be accomplished within the next ten years;

NOW, THEREFORE, BE IT RESOLVED, that the Highland Park Borough Council makes it be known by passing this Resolution that it supports fossil fuel divestment as one way of addressing and reducing the impacts of climate change and simultaneously preserving the value of the Borough’s retiree funds in the Public Employees Retirement System (PERS), Police and Firemen’s Retirement System (PFRS) and the Teachers’ Pension and Annuity Fund (TPAF), all part of the New Jersey State Pension System to which local municipalities contribute; and

BE IT FURTHER RESOLVED, that the Highland Park Borough Council calls on the State Investment Council and the Division of Investment to commit to a Climate Action Plan that includes the divestment of all fossil fuel investment as soon as possible but no longer than four years from the date of this Resolution; and

BE IT FURTHER RESOLVED, that the Highland Park Borough Council calls on the State Investment Council and the Division of Investment to simultaneously increase its investments in green investments, thereby valuing sustainability and resiliency in the energy economy and helping to support and build a healthy future for its members, retirees and all residents of New Jersey who through their tax dollars are contributing as well to the New Jersey Pension Fund; and

BE IT FURTHER RESOLVED, that a certified copy of this resolution be sent by the Highland Park Borough Administrator to the following: Governor Murphy; Treasurer Elizabeth Maher Muoio; Acting Director of the Division of Investment, Shoab Khan; and Chair and Vice Chair of the State Investment Council, Deepak Raj and Adam Liebttag.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

BOROUGH OF HIGHLAND PARK  
NO. 10-21-262

HIGHLAND PARK BOROUGH COUNCIL RESOLUTION IN SUPPORT OF WITHDRAWAL  
OF CPV\* APPLICATION FOR A SECOND KEASBEY GAS-FIRED POWER PLANT

RESOLUTION: Public Works and Public Utilities Committee

WHEREAS, \*Competitive Power Ventures (CPV) has proposed to build a 2<sup>nd</sup> gas-fired power plant “CPV-Keasbey” in the Keasbey section of Woodbridge, New Jersey, in a densely populated region within the most densely populated state; and

WHEREAS, Keasbey has already been identified as an overburdened\*\* community in terms of income and minority population and is surrounded by other overburdened communities, as per New Jersey Department of Environment as directed by Governor’s Murphy’s Executive Order (EO) 23 in 2018 and legislation S232 passed and signed by Governor Murphy in September, 2020; and

WHEREAS, Central New Jersey, which includes Highland Park, already suffers high levels of air pollution from fossil-fuel power plants which are among the largest sources of such pollution in New Jersey; and

WHEREAS, CPV Keasbey’s application states that its proposal for the facility is to potentially emit 2,374,633 tons of Greenhouse Gases, (GHGs) annually and these emissions would be in direct opposition to the goals of the New Jersey Clean Energy Act, EO 28, EO 100, the 2019 Energy Master Plan and New Jersey’s Environmental Justice statute; and

WHEREAS, CPV Keasbey’s application also proposes for the facility to potentially emit nearly 50 tons of VOC’s (volatile organic compounds), 40 tons of sulfur dioxide, more than 123 tons of particulate matter, more than 25 tons of sulfuric acid, more than 110 tons of carbon monoxide, more than 125 tons of ammonia, and large quantities of other harmful pollutants into the air, some of which are also GHGs; and

WHEREAS, the American Lung Association “State of the Air 2020” report gives Middlesex County, which includes Highland Park, the grade of “F” for ground-level ozone air pollution and is out of compliance with EPA limits on ozone, but this proposed plant if their air permit is approved will be allowed to increase the concentration of ozone precursors (volatile organic compounds and nitrogen oxides) resulting in increased ground-level ozone in this region through the purchase of “ozone credits;” and

WHEREAS, the American Lung Association “State of the Air 2020” report shows Central New Jersey, which includes Highland Park, already has significant populations with pediatric and adult asthma, COPD, and other conditions such as cardiovascular disease, diabetes, cancer, nervous disorders, and mental disorders which will be exacerbated by additional volumes of air pollution, and studies have shown ground-level ozone causes premature death; and

WHEREAS, Highland Park is within 7 miles of the site of the proposed CPV power plant and is within the area that will be impacted by the emissions from the project as listed above; and

WHEREAS, the rapidly declining cost of solar energy and storage have already caused the cancellation of projects using gas to generate electricity and is forecasted to become significantly cheaper than gas in the coming years; and

WHEREAS, CPV is building renewable solar and wind energy plants elsewhere; and

WHEREAS, Mayor Gayle Brill Mittler has committed herself to the Climate Mayors Initiative demonstrating leadership on climate change through meaningful actions in Highland Park; and

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of Highland Park, County of Middlesex, State of New Jersey, in the interest of protecting its residents and businesses, oppose construction of this gas-burning power plant proposed by CPV; and

BE IT FURTHER RESOLVED, that the Borough Council of Highland Park call on CPV to withdraw its application for a gas power plant and resubmit its application for a renewable power plant; and

BE IT FURTHER RESOLVED, that we call on Governor Phil Murphy and the Department of Environmental Protection to oppose all fossil fuel projects in overburdened environmental justice communities, and impose a moratorium on same until rules are established pursuant to the state's environmental justice law; and

BE IT FURTHER RESOLVED, that the Clerk shall forward this Resolution to Governor Phil Murphy, Congressman Frank Pallone, Commissioner of the New Jersey Department of Environmental Protection Shawn LaTourette, State Senator Patrick Diegnan, Assemblyman Robert Karabinchak, Assemblyman Sterley Stanley, and the Middlesex County Board of Commissioners.

ADOPTED: October 19, 2021  
ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

\*\*An Overburdened Community (OBC), as defined by the law, is any census block group, as determined in accordance with the most recent United States Census, in which:

1. at least 35 percent of the households qualify as low-income households (at or below twice the poverty threshold as determined by the United States Census Bureau);
2. at least 40 percent of the residents identify as minority or as members of a State recognized tribal community; or
3. at least 40 percent of the households have limited English proficiency (without an adult that speaks English "very well" according to the United States Census Bureau).

BOROUGH OF HIGHLAND PARK  
NO. 10-21-263

RESIGNATION OF FIRE FIGHTER HECTOR MALAVE

RESOLUTION: Public Safety Committee

WHEREAS, Hector Malave has served the Borough as a part-time firefighter for thirteen (13) years and also as a volunteer firefighter with the Highland Park Fire Department; and

WHEREAS, Hector Malave submitted his resignation to the Borough Administrator on October 4, 2021, who accepted his resignation as a part-time paid firefighter and a volunteer firefighter on that date.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Highland Park, that the Mayor and Council hereby accept Hector Malave's resignation, nunc pro tunc on October 4, 2021, from the Highland Park Fire Department, both as a part-time paid firefighter and a volunteer firefighter.

This Resolution shall be effective immediately.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, BOROUGH CLERK

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

BOROUGH OF HIGHLAND PARK  
NO. 10-21-264

RESOLUTION TO APPROVE RFQ FOR PROFESSIONALS - 2022

RESOLUTION: Finance Committee

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough and its residents to publicly bid for the services of its Professionals, including but not limited to, the Borough Attorney, Bond Attorney, Labor Attorney, Auditor, Engineer, Planner, Planning Board Attorney, Board of Adjustment Attorney, Redevelopment Attorney, Planning Board Engineer, Board of Adjustment Engineer, Tax Appeal Attorney, Special COAH Planner, Special COAH Attorney, Risk Manager, Prosecutor, and Public Defender to perform services for the Borough;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Borough is hereby authorized to publicly bid for the services of its Professionals to perform professional services for the Borough by a Request for Qualifications.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

BOROUGH OF HIGHLAND PARK  
10-21-265

RESOLUTION TO APPOINT TAX COLLECTOR

RESOLUTION: Finance Committee

WHEREAS, the Borough of Highland Park's Tax Collector resigned; and

WHEREAS, N.J.S.A. 40A:9-142 states that vacancies in the Tax Collector position shall be filled by appointment for the unexpired term; and

WHEREAS, the Borough has identified Mildred Ramos, Certified Tax Collector No. T-8606, as an excellent candidate for appointment to the open position; and

WHEREAS, Mildred Ramos meets all statutory requirement for appointment to this position.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Highland Park in the County of Middlesex that

1. Mildred Ramos (License No. T-8606) is hereby appointed to the position of Tax Collector, effective October 19, 2021 and ending January 1, 2024, for an annual salary of \$80,000.
2. Mildred Ramos is to work on an hourly basis as needed until November 3, 2021 at which time she will be employed full-time by the Borough.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, BOROUGH CLERK

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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



BOROUGH OF HIGHLAND PARK  
NO. 10-21-266

RESOLUTION AUTHORIZING CANCELLATION OF TAXES

RESOLUTION: Finance Committee

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Tax Collector shall be and is hereby authorized to cancel 3<sup>rd</sup> and 4<sup>th</sup> quarter 2021 taxes for the following due to tax exempt status:

<u>BLOCK</u>	<u>LOT</u>	<u>AMOUNT</u>
1704	41	\$4,053.95
1704	41	\$4,053.95
1704	42	\$7,300.28
1704	42	\$7,300.28

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Finance Director and Tax Collector forthwith.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

BOROUGH OF HIGHLAND PARK  
NO. 10-21-267

RESOLUTION AUTHORIZING PAYMENT TO SPATIAL DATA LOGIC FOR  
PERMIT TRACKING SOFTWARE SERVICES FOR 2022 LICENSES

RESOLUTION: Finance Committee

WHEREAS, the Department of Code Enforcement and the Clerk's Office utilize Spatial Data Logic (SDL) to log permits and volunteer board membership; and

WHEREAS, the Borough has funds available to pay the outstanding invoice balance to Spatial Data Logic (SDL) in an amount not to exceed \$9,900.00 from Account No. 1-01-20-140-218, as reflected by the certification of funds available by the Chief Financial Officer, shown below; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Department of Code Enforcement is hereby authorized to pay the outstanding invoice balance for a total of \$9,900.00 to Spatial Data Logic, Inc., 285 Davidson Avenue, Somerset, NJ 08873.

BE IT FURTHER RESOLVED that certified copies of this Resolution be forwarded to the Chief Financial Officer forthwith.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

VERIFIED AND ENCUMBERED AS TO: AVAILABILITY OF FUNDS \$9,900.00 ACCOUNT NO. 1-01-20-140-218 P.O. NO. _____ BY: _____  FINANCE DIRECTOR
--

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

BOROUGH OF HIGHLAND PARK  
NO. 10-21-268

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH LRK FOR  
REDEVELOPMENT PLANNING SERVICES ON CLEVELAND AVENUE

RESOLUTION: Economic Development and Planning Committee

WHEREAS, Cleveland Avenue is one of the five corridor sub-areas studied in Highland Park's 2019 Land Use Plan Element; and

WHEREAS, the Borough of Highland Park seeks assistance with advancing the strategies identified in the 2019 Land Use Plan Element for Cleveland Avenue through the creation of a redevelopment plan for various properties, including Block 301 [154], Lot 12; Block 302 [153], Lots 12-14 and 16; Block 402 [170], Lots 7.01, 8.01, 9.01, 9.02, 10.01 and 11; and Block 403 [169], Lots 34-37; and

WHEREAS, the Borough of Highland Park has need of the services of a Planner to provide redevelopment planning services in connection with advancing redevelopment on Cleveland Avenue; and

WHEREAS, such services are professional services as defined in the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, LRK, Inc., is a firm of licensed planners of the State of New Jersey with extensive experience in providing these services; and

WHEREAS, the Mayor and Council desire to provide for the method of compensation of said consulting engineer; and

WHEREAS, funds for this purpose will be available in a Account No. 1-01-20-170-233 in an amount not to exceed \$35,000.00, as reflected by the Certification of Funds by the Chief Financial Officer, shown below; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Mayor and Borough Clerk are authorized and directed to execute and attest on behalf of the Borough an Agreement for professional services with LRK, Inc., Public Ledger Building, Suite 756, 150 S. Independence Mall West, Philadelphia, PA 19106, a copy of which is attached to the original of this original, and that notice of this contract be published as required by law and that a copy of executed Agreement be placed on file in the office of the Borough Clerk.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

VERIFIED AND ENCUMBERED AS TO:  
AVAILABILITY OF FUNDS \$35,000.00  
ACCOUNT NO. 1-01-20-170-233  
P.O. NO. \_\_\_\_\_  
BY:  
  
FINANCE DIRECTOR

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

**Professional Services Agreement to  
Prepare a Redevelopment Plan for  
Various Properties Along Cleveland Avenue  
Block 301 [154], Lot 12; Block 302 [153], Lots 12-14 & 16; Block 402 [170],  
Lots 7.01, 8.01, 9.01, 9.02, 10.01 & 11; Block 403 [169], Lots 34-37**

This agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between the Borough of Highland Park, a municipal corporation of the State of New Jersey, hereinafter referred to as the “Borough,” and LRK Inc. (LRK), a planning and community design firm whose address is 217 Nassau Street, Princeton, NJ 08542, hereinafter referred to as the “Contractor.”

WHEREAS, the Borough Council, at its regular meeting of \_\_\_\_\_, 2021 passed Resolution No. \_\_\_\_\_ authorizing a Redevelopment Plan for the various properties along Cleveland Avenue, hereinafter referred to as the “Project Area”, and designated as **Block 301 [154], Lot 12; Block 302 [153], Lots 12-14 & 16; Block 402 [170], Lots 7.01, 8.01, 9.01, 9.02, 10.01 & 11; Block 403 [169], Lots 34-37** on the official Tax Map of the Borough of Highland Park under New Jersey’s Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

NOW, THEREFORE, BE IT AGREED between the Borough and the Contractor that the Borough Council will retain the services of the Contractor to prepare a Redevelopment Plan for the Project Area, which involves planning, development, redevelopment or rehabilitation of the Project Area as defined above within the context of the Cleveland Avenue Corridor, including the following:

- Goals for the Redevelopment Plan and its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
- Proposed land uses and building requirements in the project area;
- Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
- An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
- Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, the master plan of the County in which the municipality is located, and the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c. 398 (N.J.S.A. 52:18A-196, et seq.).
- As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L. 1985 c.

222 (N.J.S.A. 52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.

- A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

Additionally, the Redevelopment Plan shall describe its relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law, P.L.1975, c. 291 (C. 40:55D-1 et seq.) and be prepared to clearly indicate whether the redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the Project Area. In the case of a superseding plan, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance.

#### *COMPENSATION*

Services related to project coordination and the preparation of a Redevelopment Plan for the Project Area will be provided for a **fixed fee of \$27,500** as outlined in Exhibit B.

Additionally, services related to the preparation for and attendance at all additional meetings beyond those outlined in Exhibit B, including additional coordination meetings with the Borough, commissions and committees, community meetings and workshops, public presentations and hearings, Planning Board meeting(s), Redevelopment Entity / Borough Council meeting(s) as well as any revisions to the Redevelopment Plan as a result from comments received from the Planning Board and/or Redevelopment Entity / Borough Council, will be provided as **time and materials not to exceed \$7,500**, with hourly rates and reimbursable expenses as outlined in Exhibit C.

**In summary, the TOTAL fee will not exceed \$35,000.**

#### *MANDATORY LANGUAGE*

The Contractor and the Borough hereby incorporate into this Agreement the mandatory language of N.J.A.C. 17:27-1 et seq., promulgated pursuant to N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127, as it shall be amended and supplemented from time to time) and the Contractor agrees to comply fully with the terms, provisions and conditions regarding affirmative action which are included herein as Exhibit A to this Agreement. The Contractor has previously filed with the Borough Clerk, Form AA-302, Affirmative Action Employee Information Report, which is still in effect.

*SERVICES RELATING TO ANY ARBITRATION, MEDIATION, OR LAWSUIT*

Any and all efforts work, reports, reviews, meetings, consultations, depositions, appearances, etc. requested of the Contractor or its forces and subconsultants relating or pertaining to any form of arbitration, mediation or lawsuit between the Borough and any third party will be provided; and compensation will be invoiced to the Borough at then current LRK hourly rates.

*INDEMNIFICATION*

The Contractor hereby agrees and covenants to indemnify the Borough against any and all obligations or liabilities, indebtedness, claims, demands, suits or causes of action resulting from the performance of the within contract insofar as such consequences result from acts which constitute professional negligence or intentional torts of the Contractor, its agents, servants or employees.

*INSURANCE*

The Contractor shall maintain or cause to be maintained in full force and effect insurance in such amounts and against such risks as follows:

- (a) Special form, comprehensive, or commercial General Liability Insurance coverage against claims for personal injury, death or property damage in an amount of not less than One Million Dollars and Zero Cents (\$1,000,000.00) with respect to injury or death of a single person and in the aggregate, and One Million Dollars and Zero Cents (\$1,000,000.00) with respect to property damage.
- (b) Workers Compensation Insurance coverage in the statutory amount. Employer's Liability Insurance coverage in an amount not less than Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) each accident; and,
- (c) Professional Liability Insurance coverage in an amount of not less than One Million Dollars and Zero Cents (\$1,000,000.00) for each claim.

Upon the execution of this Agreement, as well as upon the Borough's request from time to time, the Contractor shall provide to the Borough a certificate of insurance evidencing the coverages set forth above in (a) through (c) from an insurance company authorized to do business in New Jersey and having an A.M. Best Rating of at least an "A-". The Contractor shall also provide, upon the Borough's reasonable request, complete copies of the above policies of insurance.

*PROFESSIONAL LIABILITY*

Due to the nature of providing planning consulting services, it is understood and agreed that any and all liabilities of the Contractor relating to or arising out of this

Agreement shall be limited to a maximum of the net fee received by the Contractor for all services rendered for each respective Project or part thereof, not including reimbursable expenses and subconsultants.

IN WITNESS THEREOF, the Borough of Highland Park and the Contractor have caused this Agreement to be duly executed by their proper agents who have been expressly authorized to execute this Agreement on their behalf as of the day and year first above written.

**ATTEST:**

***Borough of Highland Park***

**By: \_\_\_\_\_**

**By: \_\_\_\_\_**

***JOAN HULLINGS, Municipal Clerk***

***GAYLE BRILL MITTLER, Mayor***

***LRK INC.***

**By: \_\_\_\_\_**

***JAMES CONSTANTINE, PP, Principal***

EXHIBIT A

P.L. 1975, C. 127 (N.J.A.C. 17:27)  
MANDATORY AFFIRMATIVE ACTION LANGUAGE

PROCUREMENT, PROFESSIONAL AND SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause;

The contractor or subcontractor, where applicable, will in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation;

The contractor or subcontractor; where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with the regulation promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disability Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127 as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the



affirmative Action Officer pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of the New Jersey, and applicable Federal law and applicable Federal court decision.

The contractor and its subcontractor shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (N.J.A.C. 17:27).

## EXHIBIT B

### SCOPE OF SERVICES

The proposed scope of services is structured into two (2) distinct phases, with each phase consisting of specific tasks that follow a proven planning process related to the development of a Redevelopment Plan, as more specifically described below.

#### **Phase 1. Project Coordination.**

**Task 1. Project Coordination & Kick-Off.** The Contractor will provide general project coordination with the Borough, including reviewing available environmental base maps, preparing (refined) base maps if necessary, outlining the overall planning and public engagement process, review applicable provisions of the Master Plan, generally analyze as-of-right build-out potential under existing zoning and generally review potential redevelopment concepts and potential zoning classifications and general land uses for the Project Area.

Fixed Fee: \$2,500

**Task 2. Initial Stakeholder Meeting(s).** The Contractor will participate in initial stakeholder meeting(s) with businesses and/or property owners within the Project Area so that they can be introduced to the planning process, gain an understanding of the desired development patterns as reflected in the Master Plan and other general technical requirements, provide input on a range of issues, and provide feedback on potential redevelopment concepts and potential zoning classifications and general land uses for the Project Area.

Fixed Fee: \$3,000

**Task 3. Preparation for Stakeholder Work Session.** The Contractor will prepare a simple presentation that will include a brief overview and status of the planning process, base maps, existing zoning map, and a summary of related aspects of the Master Plan that pertain to the Project Area.

Fixed Fee: \$2,000

**Task 4. Stakeholder Work Session.** The Contractor will assist the Borough in facilitating a larger Stakeholder Work Session, including businesses, property owners, and invited Borough commissions and committees such as the Arts Commission and Recreation Advisory Committee. The Stakeholder Work Session is intended to be structured as a listening and input session to build consensus on a Redevelopment Plan that addresses, among others, the following issues:

- Includes neighborhood input and feedback in the process of creating a plan with better outcomes than existing zoning.
- Identifies existing conditions that can be mitigated and/or improved.
- Provides opportunities for open spaces to be preserved and/or created, with an element of public art.
- Develops appropriate transitions between the Project Area and the residential neighborhood, particularly those properties fronting on the northwest side of Harrison Avenue and side streets.
- Utilizes a Smart Growth perspective to propose redevelopment concepts and zoning classifications in the broader contexts of region, community and neighborhood.

Fixed Fee: \$3,500

**Task 5. Preferred Redevelopment Concept(s).** The Contractor will coordinate with the Borough and invited Borough commissions and committees such as the Arts Commission and Recreation Advisory Committee, to review potential redevelopment concepts for the Project Area, including sketch plans depicting potential development patterns and zoning classification. Ultimately, the purpose of this task is to build consensus on redevelopment and zoning classifications that are consistent with or otherwise designed to effectuate the goals & objectives of the Master Plan.

Fixed Fee: \$3,500

## **Phase 2. Redevelopment Plan.**

Following review of comments and feedback received from prior tasks, the Contractor will prepare the Redevelopment Plan, which is more specifically outlined below:

- **Chapter 1.0 Introduction** – This chapter will provide a general description of the municipality, including a brief overview of the municipal master plan, the rehabilitation designation, the Project Area and the role that the redevelopment planning process could play in the Project Area and the municipality as a whole.
- **Chapter 2.0 Redevelopment Statute** – This chapter will indicate the purpose of the Redevelopment Statute, describe the benefits of a redevelopment plan, an overview of the necessary procedures for adoption of a redevelopment plan, an overview of the redevelopment actions taken to date that apply to the Project Area, and identify the statutory requirements of a redevelopment plan in accordance with N.J.S.A. 40A:12A-7. Alternatively, the statutory requirements of a redevelopment plan may be separately provided in a standalone chapter following this chapter.
- **Chapter 3.0 Planning Context** – This chapter will briefly describe the existing conditions of the Project Area, including pertinent planning issues as identified during the master planning process, the development of this redevelopment plan, and/or site visit(s) as well as or identify existing land use and zoning designations. Alternatively, this chapter may be consolidated in a subsection within Chapter 1.0 Introduction.

- **Chapter 4.0 Statement of Goals & Objectives** – This chapter will provide for the primary purpose of the redevelopment plan which will serve the public health, safety and welfare of the community, and will provide for a list and description of various goals and objectives specific to the Project Area and, if applicable, potential community benefits that improve off-site or off-tract conditions.
- **Chapter 5.0 Proposed Land Uses & Building Requirements** – This chapter will provide an overview of basic requirements that effectuates the goals & objectives of the redevelopment plan, provide an overview of planned development within the Project Area, including a Project Area map and, if applicable, a Concept Plan generally illustrating the planned development within the Project Area.

This chapter will lay the framework of the various redevelopment requirements, including Land Use Standards (e.g., permitted principal and accessory uses), Bulk Standards (e.g., lot dimensional standards, building setbacks, coverage requirements and height requirements), Supplementary Standards (e.g., permitted projections and height exceptions), Development & Design Standards (e.g., Overall Circulation Standards, Parking, Streets, Sidewalks, Refuse & Recycling, Buffering & Screening, Landscaping, Lighting, Signage and Stormwater Management & Green Infrastructure), and Building Design Standards (e.g., Architectural Design, Green Building and Environmental Sustainable Design, and Accessibility & Universal Design).

It is anticipated that this chapter will be divided into subsections that reflects the planned nature of development and zoning classification of various “sub-areas” within the Project Area. As such, it is anticipated that an overall vision statement will be provided, followed by specific standards that apply to each “sub-areas” as well as general standards that apply to the entirety of the Project Area.

- **Chapter 6.0 General Provisions** – This chapter describes the various administrative procedures and other technical requirements pertaining to the redevelopment plan, including Redevelopment Entity, Redeveloper Selection, Redeveloper Agreement, public electric vehicle charging infrastructure, affordable housing and others.
- **Chapter 7.0 Development Plan Review & Approval** – This chapter describes the various administrative procedures pertaining to submission of an application for development as well as the Planning Board’s purview.
- **Chapter 8.0 Relationship to of the Redevelopment Plan to Other Plans** – This chapter indicates the relationship of the redevelopment plan including the municipal zoning ordinance, municipal master plan, master plans of neighboring municipalities, master plan of Middlesex County, New Jersey State Development & Redevelopment Plan (including State Policy Map), North Jersey Transportation Planning Authority and any other relevant reports.

Fixed Fee: \$13,000

## EXHIBIT C

### COMPENSATION FOR SERVICES

The Contractor and staff shall be compensated by the Borough for work as per Borough's Agreement of \$215.00 per hour.

The above hourly rate is subject to change as of December 31, 2021. Reimbursable expenses are in addition to the hourly rate and will be billed at our cost, plus ten percent (10%).

BOROUGH OF HIGHLAND PARK  
NO. 10-21-269

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH LRK FOR  
REDEVELOPMENT PLANNING SERVICES FOR UPPER RARITAN AVENUE

RESOLUTION: Economic Development and Planning Committee

WHEREAS, the Upper (North) Raritan Avenue corridor is one of the five sub-areas studied in Highland Park’s 2019 Land Use Plan Element; and

WHEREAS, the Borough of Highland Park seeks assistance with advancing the strategies identified in the 2019 Land Use Plan Element for Upper (North) Raritan Avenue through the creation of a redevelopment plan for various properties, including Block 3801 [89], Lots 2-7, 16 and 17; Block 3802 [92], Lots 2, 6 and 7; and

WHEREAS, such services are professional services as defined in the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, LRK, Inc., is a firm of licensed planners of the State of New Jersey with extensive experience in providing these services; and

WHEREAS, the Mayor and Council desire to provide for the method of compensation of said consulting engineer; and

WHEREAS, funds for this purpose will be available in Account No. 1-01-20-170-233 in an amount not to exceed \$19,500.00, as reflected by the Certification of Funds by the Chief Financial Officer, shown below; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Mayor and Borough Clerk are authorized and directed to execute and attest on behalf of the Borough an Agreement for professional services with LRK, Inc., Public Ledger Building, Suite 756, 150 S. Independence Mall West, Philadelphia, PA 19106, a copy of which is attached to the original of this original, and that notice of this contract be published as required by law and that a copy of executed Agreement be placed on file in the office of the Borough Clerk.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

VERIFIED AND ENCUMBERED AS TO: AVAILABILITY OF FUNDS \$19,500.00 ACCOUNT NO. 1-01-20-170-233 P.O. NO. _____ BY: _____  <p style="text-align: center;">FINANCE DIRECTOR</p>
--

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

**Professional Services Agreement to  
Prepare a Redevelopment Plan for  
Various Properties Along (North) Raritan Avenue  
Block 3801 [89], Lots 2-7, 16 & 17  
Block 3802 [92], Lots 2, 6 & 7**

This agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between the Borough of Highland Park, a municipal corporation of the State of New Jersey, hereinafter referred to as the “Borough,” and LRK Inc. (LRK), a planning and community design firm whose address is 217 Nassau Street, Princeton, NJ 08542, hereinafter referred to as the “Contractor.”

WHEREAS, the Borough Council, at its regular meeting of \_\_\_\_\_, 2021 passed Resolution No. \_\_\_\_\_ authorizing a Redevelopment Plan for the various properties along (North) Raritan Avenue, hereinafter referred to as the “Project Area”, and designated as **Block 3801 [formerly 89], Lots 2-7, 16 & 17; Block 3802 [formerly 92], Lots 2, 6 & 7** on the official Tax Map of the Borough of Highland Park under New Jersey’s Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

NOW, THEREFORE, BE IT AGREED between the Borough and the Contractor that the Borough Council will retain the services of the Contractor to prepare a Redevelopment Plan for the Project Area, which involves planning, development, redevelopment or rehabilitation of the Project Area as defined above within the context of the North Raritan Avenue Corridor, including the following:

- Goals for the Redevelopment Plan and its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
- Proposed land uses and building requirements in the project area;
- Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
- An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
- Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, the master plan of the County in which the municipality is located, and the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c. 398 (N.J.S.A. 52:18A-196, et seq.).
- As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L. 1985 c. 222 (N.J.S.A. 52:27D-304), that are to be removed as a result of implementation

of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.

- A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

Additionally, the Redevelopment Plan shall describe its relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law, P.L.1975, c. 291 (C. 40:55D-1 et seq.) and be prepared to clearly indicate whether the redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the Project Area. In the case of a superseding plan, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance.

#### *COMPENSATION*

Services related to project coordination and the preparation of a Redevelopment Plan for the Project Area will be provided for a **fixed fee of \$14,500** as outlined in Exhibit B.

Additionally, services related to the preparation for and attendance at all additional meetings beyond those outlined in Exhibit B, including additional coordination meetings with the Borough, commissions and committees, community meetings and workshops, public presentations and hearings, Planning Board meeting(s), Redevelopment Entity / Borough Council meeting(s) as well as any revisions to the Redevelopment Plan as a result from comments received from the Planning Board and/or Redevelopment Entity / Borough Council, will be provided as **time and materials not to exceed \$5,000**, with hourly rates and reimbursable expenses as outlined in Exhibit C.

**In summary, the TOTAL fee will not exceed \$19,500.**

#### *MANDATORY LANGUAGE*

The Contractor and the Borough hereby incorporate into this Agreement the mandatory language of N.J.A.C. 17:27-1 et seq., promulgated pursuant to N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127, as it shall be amended and supplemented from time to time) and the Contractor agrees to comply fully with the terms, provisions and conditions regarding affirmative action which are included herein as Exhibit A to this Agreement. The Contractor has previously filed with the Borough Clerk, Form AA-302, Affirmative Action Employee Information Report, which is still in effect.



*SERVICES RELATING TO ANY ARBITRATION, MEDIATION, OR LAWSUIT*

Any and all efforts work, reports, reviews, meetings, consultations, depositions, appearances, etc. requested of the Contractor or its forces and subconsultants relating or pertaining to any form of arbitration, mediation or lawsuit between the Borough and any third party will be provided; and compensation will be invoiced to the Borough at then current LRK hourly rates.

*INDEMNIFICATION*

The Contractor hereby agrees and covenants to indemnify the Borough against any and all obligations or liabilities, indebtedness, claims, demands, suits or causes of action resulting from the performance of the within contract insofar as such consequences result from acts which constitute professional negligence or intentional torts of the Contractor, its agents, servants or employees.

*INSURANCE*

The Contractor shall maintain or cause to be maintained in full force and effect insurance in such amounts and against such risks as follows:

- (a) Special form, comprehensive, or commercial General Liability Insurance coverage against claims for personal injury, death or property damage in an amount of not less than One Million Dollars and Zero Cents (\$1,000,000.00) with respect to injury or death of a single person and in the aggregate, and One Million Dollars and Zero Cents (\$1,000,000.00) with respect to property damage.
- (b) Workers Compensation Insurance coverage in the statutory amount. Employer's Liability Insurance coverage in an amount not less than Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) each accident; and,
- (c) Professional Liability Insurance coverage in an amount of not less than One Million Dollars and Zero Cents (\$1,000,000.00) for each claim.

Upon the execution of this Agreement, as well as upon the Borough's request from time to time, the Contractor shall provide to the Borough a certificate of insurance evidencing the coverages set forth above in (a) through (c) from an insurance company authorized to do business in New Jersey and having an A.M. Best Rating of at least an "A-". The Contractor shall also provide, upon the Borough's reasonable request, complete copies of the above policies of insurance.

*PROFESSIONAL LIABILITY*

Due to the nature of providing planning consulting services, it is understood and agreed that any and all liabilities of the Contractor relating to or arising out of this

Agreement shall be limited to a maximum of the net fee received by the Contractor for all services rendered for each respective Project or part thereof, not including reimbursable expenses and subconsultants.

IN WITNESS THEREOF, the Borough of Highland Park and the Contractor have caused this Agreement to be duly executed by their proper agents who have been expressly authorized to execute this Agreement on their behalf as of the day and year first above written.

**ATTEST:**

***Borough of Highland Park***

**By: \_\_\_\_\_**

**By: \_\_\_\_\_**

***JOAN HULLINGS, Municipal Clerk***

***GAYLE BRILL MITTLER, Mayor***

***LRK INC.***

**By: \_\_\_\_\_**

***JAMES CONSTANTINE, PP, Principal***

EXHIBIT A

P.L. 1975, C. 127 (N.J.A.C. 17:27)  
MANDATORY AFFIRMATIVE ACTION LANGUAGE

PROCUREMENT, PROFESSIONAL AND SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause;

The contractor or subcontractor, where applicable, will in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation;

The contractor or subcontractor; where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with the regulation promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disability Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127 as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the

affirmative Action Officer pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of the New Jersey, and applicable Federal law and applicable Federal court decision.

The contractor and its subcontractor shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (N.J.A.C. 17:27).

## EXHIBIT B

### SCOPE OF SERVICES

The proposed scope of services is structured into two (2) distinct phases, with each phase consisting of specific tasks that follow a proven planning process related to the development of a Redevelopment Plan, as more specifically described below.

#### **Phase 1. Project Coordination.**

**Task 1. Project Coordination & Kick-Off.** The Contractor will provide general project coordination with the Borough, including preparing (refined) base maps if necessary, outlining the overall planning process, review applicable provisions of the Master Plan, generally analyze as-of-right build-out potential under existing zoning and generally review potential redevelopment concepts for the Project Area.

Fixed Fee: \$1,500

**Task 2. Initial Stakeholder Meeting(s).** The Contractor will participate in initial stakeholder meeting(s) with business owners and/or property owners within the Project Area so that they can be introduced to the planning process, gain an understanding of the desired development patterns as reflected in the Master Plan and other general technical requirements, provide input on a range of issues, and provide feedback on potential redevelopment concepts for the Project Area.

Fixed Fee: \$2,000

**Task 3. Preferred Redevelopment Concept(s).** The Contractor will coordinate with the Borough to review potential redevelopment concepts for the Project Area, including sketch plans depicting approximate building footprints, parking areas and other desired site development features. Ultimately, the purpose of this task is to build consensus on a redevelopment concept that is consistent with or otherwise designed to effectuate the goals & objectives of the Master Plan.

Fixed Fee: \$2,500

#### **Phase 2. Redevelopment Plan.**

Following review of comments and feedback received from prior tasks, the Contractor will prepare the Redevelopment Plan, which is more specifically outlined below:

- **Chapter 1.0 Introduction** – This chapter will provide a general description of the municipality, including a brief overview of the municipal master plan, the rehabilitation designation, the Project Area and the role that the redevelopment planning process could play in the Project Area and the municipality as a whole.

- **Chapter 2.0 Redevelopment Statute** – This chapter will indicate the purpose of the Redevelopment Statute, describe the benefits of a redevelopment plan, an overview of the necessary procedures for adoption of a redevelopment plan, an overview of the redevelopment actions taken to date that apply to the Project Area, and identify the statutory requirements of a redevelopment plan in accordance with N.J.S.A. 40A:12A-7. Alternatively, the statutory requirements of a redevelopment plan may be separately provided in a standalone chapter following this chapter.
- **Chapter 3.0 Planning Context** – This chapter will briefly describe the existing conditions of the Project Area, including pertinent planning issues as identified during the master planning process, the development of this redevelopment plan, and/or site visit(s) as well as or identify existing land use and zoning designations. Alternatively, this chapter may be consolidated in a subsection within Chapter 1.0 Introduction.
- **Chapter 4.0 Statement of Goals & Objectives** – This chapter will provide for the primary purpose of the redevelopment plan which will serve the public health, safety and welfare of the community, and will provide for a list and description of various goals and objectives specific to the Project Area and, if applicable, potential community benefits that improve off-site or off-tract conditions.
- **Chapter 5.0 Proposed Land Uses & Building Requirements** – This chapter will provide an overview of basic requirements that effectuates the goals & objectives of the redevelopment plan, provide an overview of planned development within the Project Area, including a Project Area map and, if applicable, a Concept Plan generally illustrating the planned development within the Project Area.

This chapter will lay the framework of the various redevelopment requirements, including Land Use Standards (e.g., permitted principal and accessory uses), Bulk Standards (e.g., lot dimensional standards, building setbacks, coverage requirements and height requirements), Supplementary Standards (e.g., permitted projections and height exceptions), Development & Design Standards (e.g., Overall Circulation Standards, Parking, Streets, Sidewalks, Refuse & Recycling, Buffering & Screening, Landscaping, Lighting, Signage and Stormwater Management & Green Infrastructure), and Building Design Standards (e.g., Architectural Design, Green Building and Environmental Sustainable Design, and Accessibility & Universal Design).

- **Chapter 6.0 General Provisions** – This chapter describes the various administrative procedures and other technical requirements pertaining to the redevelopment plan, including Redevelopment Entity, Redeveloper Selection, Redeveloper Agreement, public electric vehicle charging infrastructure, affordable housing and others.
- **Chapter 7.0 Development Plan Review & Approval** – This chapter describes the various administrative procedures pertaining to submission of an application for development as well as the Planning Board's purview.
- **Chapter 8.0 Relationship to of the Redevelopment Plan to Other Plans** – This chapter indicates the relationship of the redevelopment plan including the municipal zoning ordinance, municipal master plan, master plans of neighboring municipalities, master plan of Middlesex County, New Jersey State Development & Redevelopment Plan (including State Policy Map), North Jersey Transportation Planning Authority and any other relevant reports.

Fixed Fee: \$8,500

## EXHIBIT C

### COMPENSATION FOR SERVICES

The Contractor and staff shall be compensated by the Borough for work as per Borough's Agreement of \$215.00 per hour.

The above hourly rate is subject to change as of December 31, 2021. Reimbursable expenses are in addition to the hourly rate and will be billed at our cost, plus ten percent (10%).

BOROUGH OF HIGHLAND PARK  
NO. 10-21-270

RESOLUTION AUTHORIZING PURCHASE OF SNOW REMOVAL EQUIPMENT  
RESOLUTION: Public Works and Public Utilities Committee

WHEREAS, N.J.S.A. 52:34-6.2 authorizes contracting units, including the Borough of Highland Park, to make purchases and contract for services through the use of nationally recognized and accepted cooperative purchasing agreements that have been developed utilizing a competitive bidding process by another contracting units within the State of New Jersey or within any other state; and

WHEREAS, by Resolution 5-09-166, adopted May 5, 2009, the Borough of Highland park entered into an agreement with a local cooperative called ESCNJ; and

WHEREAS, ESCNJ enters into contracts for a wide variety of goods and services; and

WHEREAS, the purpose of entering the contract with ESCNJ was to obtain better prices than the Borough would be able to obtain individually, and to save the Borough the expense of bidding; and

WHEREAS, the Superintendent of the Department of Public Works has done research and recommends that the Borough purchase the following piece of equipment from the following vendor through Contract with ESCNJ:

Item Description	Vendor	Amount	Contract No.
Toro Grand Stand Rider Model	Storr Tractor Company	\$12,056.11	ESCNJ #8/19-25

WHEREAS, funds for this purpose are available in Account No. 1-01-26-297-242 in the amount of \$12,056.11 as reflected by the Certification of Funds by the Finance Department, shown below; and

BE IT FURTHER RESOLVED, that the Borough of Highland Park be and is hereby authorized to executive and the Borough Clerk to witness any Contract with the above referenced vendor for the items and the amounts listed above.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

VERIFIED AND ENCUMBERED AS TO: AVAILABILITY OF FUNDS \$12,056.11 ACCOUNT NO. 1-01-26-297-242.  P.O. NO. _____ BY: _____  <p style="text-align: center;">FINANCE DIRECTOR</p>
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I, Joan Hullings, Borough 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 19<sup>th</sup> day of October 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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



BOROUGH OF HIGHLAND PARK  
No. 10-21-271

RESOLUTION AUTHORIZING AMENDMENT TO ANNUAL SALARY RESOLUTION

RESOLUTION: Finance Committee

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Borough Clerk be and is hereby authorized and directed to notify the Borough Finance Director that since the adoption of a resolution on January 5, 2021 showing the names of the officers and employees of the Borough of Highland Park whose salaries are on an annual basis, there have been the following changes, to wit:

RENEE GEORGE, Administrative Assistant, at an annual salary of \$66,586.00, effective January 1, 2021.

INDRU UDESHI, Senior Library Assistant, at an annual salary of \$52,032.00, effective January 1, 2021.

KATE JAGGERS, Library Director, at an annual salary of \$98,970.00, effective January 1, 2021.

KAREN LARZABSKI MITCHELL, Senior Librarian, at an annual salary of \$75,731.00, effective January 1, 2021.

SHERRY JOHNSON, Senior Librarian, at an annual salary of \$81,775.00, effective January 1, 2021.

GRACE MCKENNA, Library Assistant, at an annual salary of \$36,230.00, effective October 1, 2021.

NATHALIE LEVINE, Adult Services Librarian, at an annual of \$57,151.00, effective November 1, 2021..

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that the Borough Clerk be and is hereby authorized and directed to notify the Borough Finance Director that since the adoption of a resolution on January 5, 2021 showing the names of the officers and employees of the Borough of Highland Park whose salaries are on an hourly basis, there have been the following changes, to wit:

ALEXANDRA RYS, Seasonal Recreation Employee, at an hourly rate of \$12.00, effective October 6, 2021.

MORIAH HERNITER, Desk Assistant, at an hourly rate of \$13.00, effective October 15, 2021.

ANDREA SHAW, Desk Assistant, at an hourly rate of \$13.00, effective October 15, 2021.

JOSEPH ORITI, Desk Assistant, at an hourly rate of \$13.00, effective October 15, 2021.

BE IT FURTHER RESOLVED that the Finance Director be and is hereby directed to make the necessary changes in the payroll records of the Finance Department in accordance with the changes established by this resolution.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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

BOROUGH OF HIGHLAND PARK  
NO. 10-21-272

RESOLUTION AUTHORIZING APPROVAL OF BILLS LIST

RESOLUTION: Finance Committee

BE IT RESOLVED by the Borough Council of the Borough of Highland Park that all claims presented prior to this meeting as shown on a detailed list prepared by the Borough Treasurer, and which have been submitted and approved in accordance with Highland Park Ordinance No. 1004, shall be and the same are hereby approved; and

BE IT FURTHER RESOLVED that the Borough Clerk shall include in the minutes of this meeting a statement as to all such claims approved as shown in a Bills List Journal in accordance with said Ordinance.

The bills approved for payment at this meeting, Bills List 10/19/2021 can be found in the Bills List Journal Book No. 41.

ADOPTED: October 19, 2021

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

I, Joan Hullings, Borough 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 19<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

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