



COMMUNITY MEETING ON REPLACING STOP & SHOP

FEBRUARY 28, 2023



WELCOME MAYOR FOSTER

EFOSTER@HPBORO.COM

732-427-8806



INTRODUCTION COUNCILMAN HALE

MHALE@HPBORO.COM

WHAT TO EXPECT TONIGHT

- A community conversation about getting HP a supermarket
 - Some helpful frames
- If only we had a magic wand (A few reality checks)
 - Efforts to keep old supermarket
 - The condition of the building
 - Site control
 - A gap in coverage is coming



WHAT TO EXPECT TONIGHT

- Redevelopment Plan: creating a picture frame for a new supermarket
- Transportation Services: What can and should we provide?
- Other support services: Who needs and who will use?
- This is a conversation; we are here to give some ideas, but also to listen to yours.
 - Lots of people here to listen
- No time limits, just neighbors talking to each other





PROGRAMS & TOOLS

TERI JOVER

BOROUGH ADMINISTRATOR & REDEVELOPMENT DIRECTOR
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TRANSPORTATION PROGRAMS

- Highland Park is a walking town, in-town market is essential
- Community Services Transportation Programs
 - Medical appointments, pharmacy trips
 - Convenience shopping, groceries, post office, banks
 - Special scheduled outings, i.e. Atlantic City, theater trips
 - ***NEW*** Weekday and Weekend Shuttle Bus shopping service



TRANSPORTATION PROGRAMS

- **Area Transportation Programs**
 - Middlesex County Area Transit (MCAT)
 - NJ Transit Access Link
 - Modivcare (non-emergency medical transportation)
- A-A Checker Cab (local company, flat rate fares, senior discounts)
- Workshops – Rutgers NJTIP & Keep Middlesex Moving to offer training on navigating transit
- Call Community Services for help or questions: 732-819-0052



OTHER SUPPORT PROGRAMS

- Community Services Department
 - ***NEW*** Online grocery order support
 - Breakfast and lunch programs
- Highland Park Community Food Pantry distributions
- Highland Park Gives a Hoot food program
- Highland Park Farmers Market (HPCFP vouchers)



REDEVELOPMENT APPROACH

- Benefits
 - More flexibility in zoning (e.g., supermarket as required use)
 - Site-specific plan to target improvements
 - Detailed development & design standards
 - Financial incentives
- Area in Need Study complete
- Redevelopment Plan is in development
- Possible ordinance introduction on March 14





REDEVELOPMENT PLAN JIM CONSTANTINE

BOROUGH PLANNER
LRK, INC.

AREA IN NEED STUDY

- Initiated following announcement of Stop & Shop closure
- Borough-wide “Rehabilitation Area”
- Additional tools through “Redevelopment Area”
- Preliminary Study
 - Necessary for “Redevelopment Area”
 - Satisfied several criteria for designation



Block 3002

S. 5th Avenue

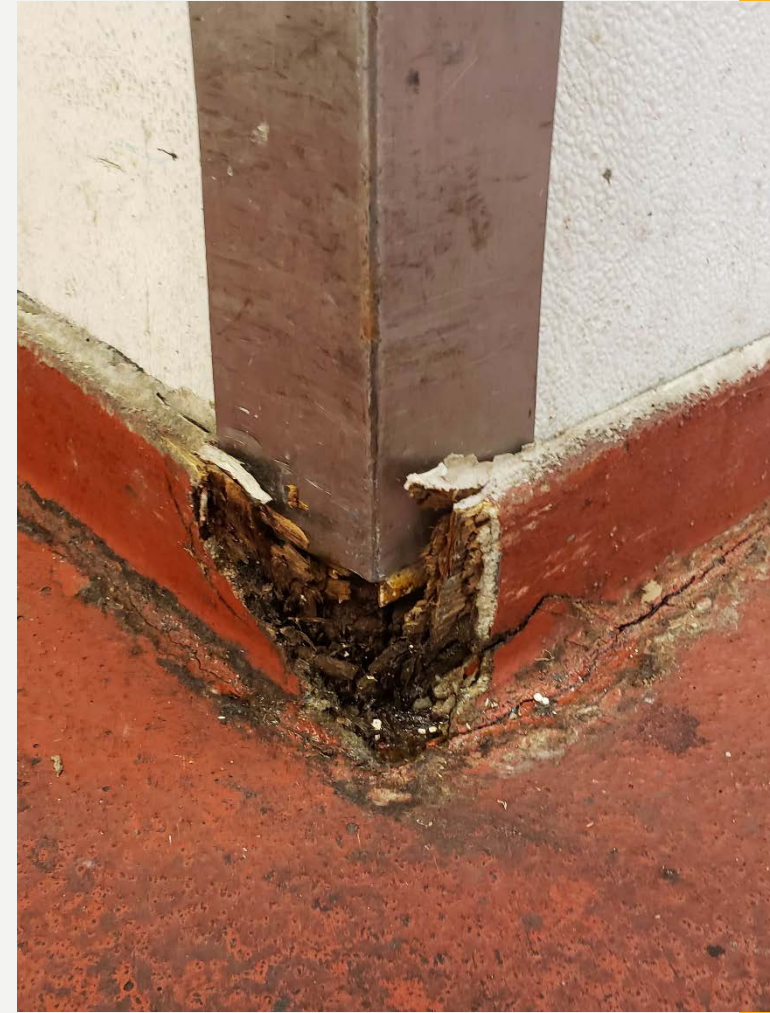
S. 4th Avenue

Raritan Avenue

KEY

- A Wells Fargo Bank
- B Park Town Center
- C Stop & Shop
- D Landmark Supply Inc.
- E Parking Lot
- F Parking Lot



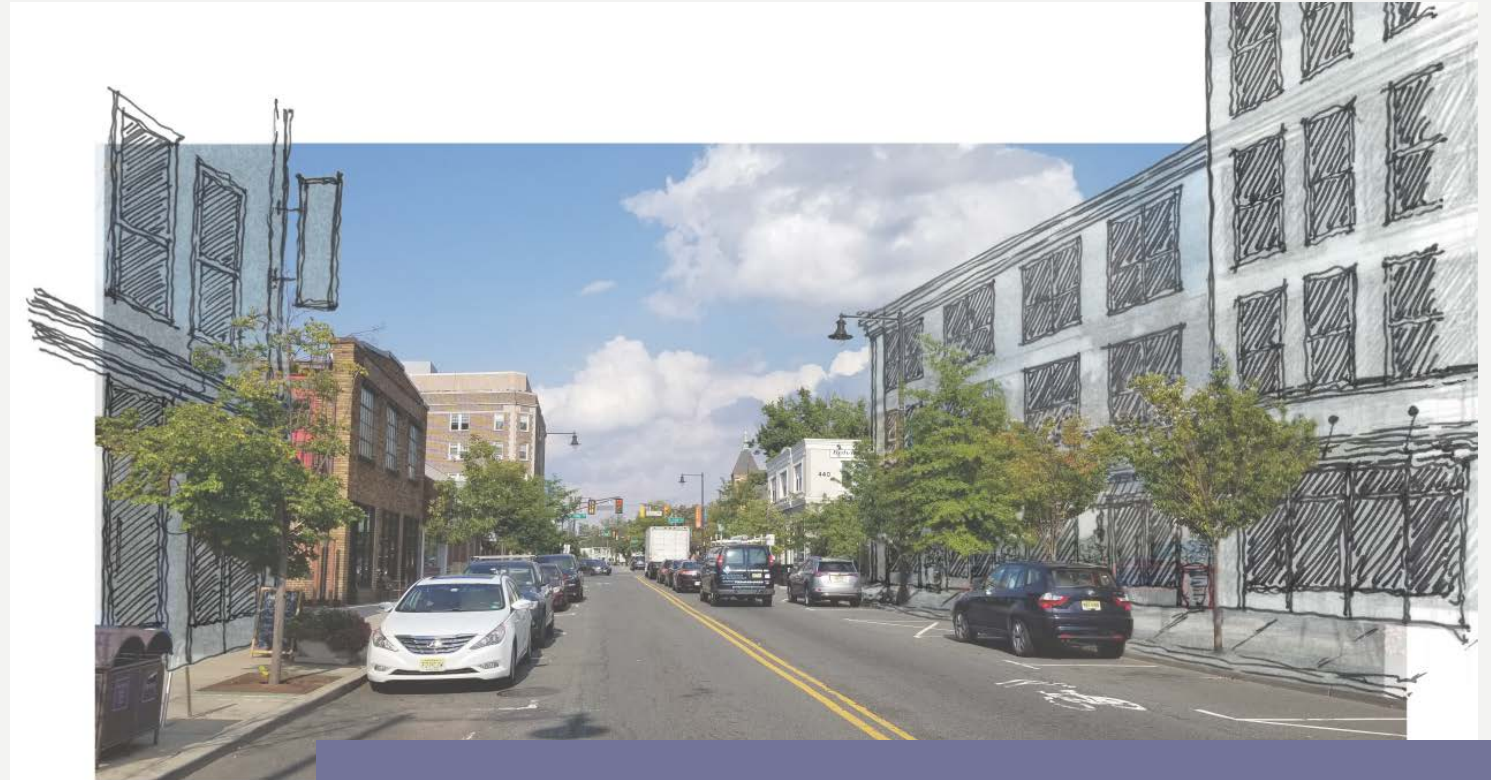


MASTER PLAN

RARITAN AVENUE EXISTING CONDITIONS
LAND USE PLAN ELEMENT



Existing conditions along Raritan Avenue in the downtown area include numerous "gaps" in the streetscape created by vacant properties and exposed parking lots.



"Leverage reinvestment, revitalization, infill, and redevelopment to expand opportunities for mixed-use development and support a walkable community with a vibrant, thriving downtown that recognizes the challenges of an e-commerce era.."

POSSIBLE SCENARIOS



Stop & Shop Site

Highland Park, NJ | 03.22002.00 | 02.28.23

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Possible Scenario A
Rehabilitation of Grocery Store & Parking Lot Improvements



POSSIBLE SCENARIOS



POSSIBLE SCENARIOS



BREAK-OUT DISCUSSIONS

- We are here to share ideas and listen!
- Break-out discussions at several stations:
 - (a) Redevelopment Plan – LRK Team
 - (b) Community Services – transportation and other support services
 - (c) Economic Development Committee
- Questions? Comments?
 - Mayor Foster, efoster@hpboro.com
 - Councilman Hale, mhale@hpboro.com
 - Teri Jover, tjover@hpboro.com

