

**HIGHLAND PARK PLANNING BOARD  
HIGHLAND PARK BOROUGH HALL  
221 South Fifth Ave.  
Highland Park, NJ**

**May 11, 2023  
7:30pm**

**Call to Order**

Statement of Compliance with Open Public Meetings Act.  
Roll Call

**Continuation Hearing:**

JSM at Highland Park LLC  
Gabrielle Estates  
South 6<sup>th</sup> Avenue  
Highland Park NJ 08904  
Block 3301, Lots 27-75

P2020-01  
Preliminary & Final Major Site Plan, "C"  
Variances, Exceptions and Request for  
Waiver of Submission Requirements

**Resolutions:**

**Resolution P2023-\_\_\_\_\_**

Report by the Planning Board Pursuant to N.J.S.A.40a:12a-7(E) Reporting to the Governing Body any Provisions which are Inconsistent with the Master Plan and Recommendations Concerning those Inconsistencies – 420-424 Raritan Avenue (Supermarket)

**Correspondence and reports.**

Zoning/Building Officer report - Scott  
Board discussion of status and implementation of prior matters

**Action on any other business and work session.**

- Referral from Borough Council to the Planning Board to conduct a preliminary investigation of parcels identified as Block 2202, Lots 1, 13, 19, 31, 37, 38, and 39 (the "Study Area") on the Borough's Tax Map to determine whether all or a portion of the Study Area meets the criteria set forth in the Local Redevelopment and Housing Law N.J.A.A 40A:12-1 et. sq. as an Area in Need of Redevelopment without Condemnation Powers, and further referral for such study by Looney Ricks Kiss, in accordance with Resolution No. 2-23-71

**Public comment on any item not on the agenda.**

**Adjournment**