

BOROUGH OF HIGHLAND PARK  
REGULAR MEETING  
SEPTEMBER 19, 2023 – 7:00 PM

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, Awards and Presentations.
  - Proclamation for Main Street Highland Park Volunteers - Meredith Carman and Ira Grassgreen
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 per speaker limited to items on this Agenda. Comments from members of the public attending the meeting in-person will be heard first, followed by members of the public*

*attending the meeting via Zoom.)*

12. Ordinances Requiring a Second Reading.

12.a **Ordinance No. 23-2075** Capital Ordinance Providing for Improvements to the Library Roof in the Amount of \$215,000

a. Public Hearing

b. **MOTION** to adopt/reject Ordinance 23-2075

**ROLL CALL VOTE**

13. Ordinances Requiring a First Reading.

13.a **Ordinance No. 23-2076** An Ordinance Amending and Supplementing the Code of the Borough of Highland Park, Chapter 7 Traffic, Establishing "Schedule XXI, Mid-Block Pedestrian Crossings"

**MOTION** to approve/reject Ordinance No. 23-2076, authorize publication as required by law, and set up public hearing for October 10, 2023

**ROLL CALL VOTE**

14. Consent Agenda Items - Resolutions.

**MOTION** to adopt/reject

**ROLL CALL VOTE**

14.a \*9-23-200 Chapter 159 -Stormwater Assistance Grant

14.b \*9-23-201 Resolution Authorizing Action on Performance Bond - Highland Cliffs LLC

14.c \*9-23-202 Resolution Authorizing a Professional Services Agreement with LRK, Inc. for Professional Planning Services related to the Review and Amendment of Signage Regulations

14.d \*9-23-203 Resolution Concerning Title 39-Motor Vehicle and Traffic Regulations Jurisdiction - Block 3301, Lots 25-75

14.e \*9-23-204 Resolution to Appoint Housing Authority Member - David Copperman

14.f \*9-23-205 Resolution Authorizing Emergency Repairs to Garbage Truck with On-Site Fleet Services, Inc.

14.g \*9-23-206 Resolution Authorizing an Agreement with BRB Valuation & Consulting Services, LLC for Professional Services related to the Defense of Tax Appeals

14.h \*9-23-207 Resolution Authorizing an Agreement with LRK, Inc. for Professional Planning Services related to Amendments to the 420-424 Raritan Avenue Redevelopment Plan

- 14.i \*9-23-208 Resolution Authorizing Pay Estimate No. 2 to Molba Carpentry, Inc. t/a Molba Construction for the Highland Park Public Library Interior Renovations Project
- 14.j \*9-23-209 Resolution to Approve Pay Estimate No. 3 to Carroccia Co. (CCM) for 2021 Municipal Roadway Improvement Project
- 14.k \*9-23-210 Resolution in Support of a Fair Contract for United Steelworkers Local 4-200/RWJ Nurses
- 14.l \*9-23-211 Resolution Authorizing Extension of Designation 232 Raritan Avenue, LLC, A Garden Homes Entity, as the Conditional Redeveloper for property identified as Tract C in the Downtown Redevelopment Plan and amending the interim cost and conditional Designation Agreement accordingly
- 14.m \*9-23-212 Resolution Authorizing Purchase of a 2024 Hyundai Tucson Hybrid from Route One Hyundai for the Police Chief
- 14.n \*9-23-213 Resolution to Approve Bills List

15. Appointments.

Public Information Committee                      Beth Stevens

16. Second Public Participation.

*(3 minutes per speaker on any topic; subject to 9 PM conclusion prior to Work Session. Comments from members of the public attending the meeting in-person will be heard first, followed by members of the public attending the meeting via Zoom.)*

17. Recess (5 minutes).

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

19. Executive Session (if necessary).

20. MOTION to adjourn.

21. **Next Scheduled Meeting:** October 10, 2023 @ 7 PM

**CAPITAL ORDINANCE NO. 23-2075  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS TO THE  
LIBRARY ROOF IN THE AMOUNT OF \$215,000**

BE IT ORDAINED AND ENACTED BY THE BOROUGH OF HIGHLAND PARK, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AS FOLLOWS:

SECTION 1: The improvements or purposes described in Section 2 of this ordinance is hereby authorized as a general capital improvement to be undertaken by the Borough of Highland Park, in the County of Middlesex, State of New Jersey. For the improvements or purposes described in Section 2, there is hereby appropriated the sum of \$215,000.

Section 2: The improvements hereby authorized to be undertaken consist of improvements to the library roof in order to address the persistent leaks. Such improvements or purposes shall include, but are not limited to, as required, replacement of the 3,000 SF flat roof section as well as all engineering and architectural design work, construction planning, preparation of plans and specifications, bid documents, construction inspection and contract administration.

Section 3: The expenditure of \$215,000 from the Borough of Highland Park's general capital fund balance, for the purpose set forth in Section 2 hereof, is hereby authorized and approved.

Section 4: The capital budget of the Borough is hereby amended, if needed, to conform with the provisions of this capital ordinance and, to the extent of any inconsistency herewith, a resolution in the form promulgated by the Local Finance Board showing the full detail of the amended capital budget and capital programs as approved by the Director of Local Government Services, New Jersey Department Of Community Affairs is on file in the office of the Clerk, if needed, and is available for public inspection.

Section 5: This ordinance shall take effect immediately after the final adoption as described in N.J.S.A. 40:49-2.

Introduced on first reading by title: September 5, 2023

ADOPTED:

ATTEST:

APPROVED:

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

\_\_\_\_\_  
Elsie Foster, Mayor

**ORDINANCE NUMBER 23-2076**

**BOROUGH OF HIGHLAND PARK  
MIDDLESEX COUNTY, NEW JERSEY**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE  
CODE OF THE BOROUGH OF HIGHLAND PARK, CHAPTER 7 TRAFFIC,  
ESTABLISHING “SCHEDULE XXI, MID-BLOCK PEDESTRIAN CROSSINGS”**

BE IT ORDAINED that the Borough Council of the Borough of Highland Park, County of Middlesex that Chapter 7 of the “Code of the Borough of Highland Park” is amended as follows, (additions are underlined; deletions are in [brackets]):

1. Add the following new subsection (15) under Chapter 7, Traffic:

§ 7-15 Mid-Block Pedestrian Crossings

The locations described in Schedule XXI are designated for Mid-Block Pedestrian Crossings.

2. Add the following new Schedule (XXI) to Chapter 7, Traffic:

Schedule XXI  
Mid-Block Pedestrian Crossings

<u>Location</u>	<u>Description</u>
<u>River Rd (CR 622)</u>	<u>From a point just north of L'Ambiance Court and extending westerly to Johnson Park</u>

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

Introduced on first reading by title: September 19, 2023

ADOPTED:

ATTEST:

APPROVED:

\_\_\_\_\_  
Jennifer Santiago  
Borough Clerk

\_\_\_\_\_  
Elsie Foster  
Mayor

**RESOLUTION NO. 9-23-200  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION  
STORMWATER ASSISTANCE GRANT**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Borough Council of the Borough of Highland Park, County of Middlesex, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the 2023 budget in the sum of \$25,000.00, which is now available from the Stormwater Assistance Grant, and

**BE IT FURTHER RESOLVED** that the like sum of \$25,000.00 is hereby appropriated under the caption of Stormwater Assistance Grant.

I, Jennifer Santiago, 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 September 19, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

**RESOLUTION NO. 9-23-201**  
**BOROUGH OF HIGHLAND PARK**  
**COUNTY OF MIDDLESEX**

**RESOLUTION ACTION ON PERFORMANCE BOND - HIGHLAND CLIFFS, LLC**

**WHEREAS**, on January 28, 2016, Highland Cliffs LLC, hereto posted with the Borough of Highland Park a performance bond No. FP0022695, issued by First Indemnity of American Insurance Company in the amount of \$1,108,004.40 and a cash performance bond in the amount of \$123,111.60, for a total amount of \$1,231,116.00, in connection with a final major site plan and final major subdivision application on the property known as 2 South Adelaide Avenue, Block 1, Lot 1.01, in the Borough of Highland Park; and

**WHEREAS**, on October 5, 2018, by Resolution No. 10-18-269, the Borough Council authorized reduction of performance bond No. FP0022695, issued by First Indemnity of American Insurance Company from \$1,108,004.40 to \$409,471.18.; and

**WHEREAS**, the developer for the referenced project has requested that the release of performance bonds; and

**WHEREAS**, the Borough Engineer has conducted a site inspection of this project and filed report dated August 31, 2023 recommending the denial of Performance Bond No. FP0022695, issued by First Indemnity of American Insurance Company in the amount of \$409,471.18 and a cash performance bond in the amount of \$123,111.60; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Highland Park, County of Middlesex, State of New Jersey, that

1. Highland Cliffs LLC is hereby denied the request for release of Performance Bond No. FP0022695, issued by First Indemnity of American Insurance Company in the amount of \$409,471.18 and a cash performance bond in the amount of \$123,111.60, in accordance with the Borough’s Engineers report dated Auust 31, 2023.
2. Certified copies of this resolution be forwarded to the Finance Department, Borough Engineer, Construction Official and Highland Cliffs LLC.

I, Jennifer Santiago, 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 September 19, 2023.

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Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

**RESOLUTION NO. 9-23-202**  
**BOROUGH OF HIGHLAND PARK**  
**COUNTY OF MIDDLESEX**

**RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH  
 LRK INC. FOR PROFESSIONAL PLANNING SERVICES RELATED TO THE  
 REVIEW & AMENDMENT OF SIGNAGE REGULATIONS**

**WHEREAS**, one of the goals of the Highland Park Neighborhood Preservation Program (NPP) is economic development and business attraction; and

**WHEREAS**, the NPP Stakeholder Team desires to streamline the existing signage guidelines into a consolidated signage ordinance to make it easier for Woodbridge Avenue business owners and property owners to navigate and implement; 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**, funds for this purpose will be available in Grant Fund Account No. G-02-41-768-200 in an amount not to exceed \$20,000.00, as reflected by the Certification of Funds by the Chief Financial Officer Certification No. 2023-60.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Highland Park, County of Middlesex, State of New Jersey, that:

1. 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., 1218 Chestnut Street, 5<sup>th</sup> Floor, Philadelphia, PA 19107, a copy of which is attached hereto
2. 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.

I, Jennifer Santiago, 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 September 19, 2023.

\_\_\_\_\_  
 Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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



2023

AGREEMENT FOR PROFESSIONAL SERVICES

**THIS AGREEMENT**, entered into this 19<sup>th</sup> day of September 2023, by and between the **BOROUGH OF HIGHLAND PARK**, a municipal corporation of the State of New Jersey, having its principal offices located at 221 South 5<sup>th</sup> Avenue, Highland Park, New Jersey 08904 (hereinafter referred to as "**BOROUGH**") and LRK, Inc., 1218 Chestnut Street, 5<sup>th</sup> Floor, Philadelphia, PA 19107 (hereinafter referred to as "**COMPANY**").

**WITNESSETH:**

WHEREAS, the **BOROUGH** requires professional services in connection with Professional Planning Services regarding signage regulations review and amendments and potential design guidelines and

WHEREAS, the **BOROUGH** has adopted a Resolution authorizing the award of a Contract for said professional services to the **COMPANY** without competitive bidding as permitted by *N.J.S.A. 40A:11-1, et seq.*

NOW, THEREFORE, IT IS AGREED between the **BOROUGH** and the **COMPANY**, as follows:

1. Effective September 19, 2023, the **COMPANY** shall render professional services for the **BOROUGH** as required by the **BOROUGH**.
2. The **BOROUGH** agrees to compensate the **COMPANY** as set forth on the proposal dated June 9, 2023; the amount of said compensation shall not exceed \$20,000.00 unless amended by further action of the **BOROUGH** for the above mentioned services.
3. The **BOROUGH** agrees to pay the **COMPANY** for any actual disbursements and out of pocket expenses incurred in carrying out its duties.

4. The **COMPANY** shall submit monthly billing to the **BOROUGH** for said services, if any, on vouchers as required by the **BOROUGH**. The **BOROUGH** agrees to process and pay said vouchers in the same manner as other municipal vouchers. The **BOROUGH** requires billing for professional services to be done to the nearest 1/4 hour.

5. The parties hereto hereby incorporate by reference herein the Affirmative Action Addendum attached hereto and made a part hereof as *Exhibit A*.

6. The **COMPANY** agrees to file its New Jersey Business Registration Certificate with the **BOROUGH's** Chief Financial Officer.

7. The **COMPANY** agrees to adhere to and comply with the provisions of the New Jersey Local Unit Pay-to-Play Act, *N.J.S.A. 19:44A-20.1*, and the **BOROUGH's** Pay-to-Play Ordinance No. 1705.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals the date first above written.

**ATTEST:**

**BOROUGH OF HIGHLAND PARK**

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

By: \_\_\_\_\_  
Elsie Foster, Mayor

**WITNESS:**

\_\_\_\_\_

By: \_\_\_\_\_  
James P. Constantine, PP  
LRK, INC.

**EXHIBIT A**

**MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE**

N.J.S.A. 10:5-31 et seq. (P.L.1975, c.127)

N.J.A.C. 17:27 et seq.

**GOODS, GENERAL SERVICES, AND PROFESSIONAL SERVICES 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, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and 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, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter 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 any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.



**EXHIBIT A (Cont)**

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, 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.

In conforming with the targeted employment goals, 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, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA-302 (electronically provided by the Division and distributed to the public agency through the Division's website at: [http://www.state.nj.us/treasury/contract\\_compliance](http://www.state.nj.us/treasury/contract_compliance)).

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program 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 Division of Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to N.J.A.C. 17:27-1.1 et seq.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Company



**Architects | Designers | Planners**

1218 Chestnut Street  
5<sup>th</sup> Floor  
Philadelphia, PA 19107  
267.804.7040

June 9, 2023

**Teri Jover**  
**Borough Administrator**  
**Borough of Highland Park**  
**221 South Fifth Avenue**  
**Highland Park, NJ 08904**

**RE: Professional Planning Services**  
**Signage Regulations Review & Amendments and Potential Design Guidelines**  
**Borough of Highland Park, New Jersey**

Dear Teri:

Thank you very much for reaching out to LRK to assist you with additional professional planning services related to Signage Regulations Review & Amendments and Potential Design Guidelines ("Project"). This letter serves as a proposal and agreement between **LRK Inc.** ("Architect") and the **Borough of Highland Park** ("Client") on a fixed fee basis, as defined by the Project Understanding and Scope of Basic Services outlined below.

#### **PROJECT UNDERSTANDING**

It is our understanding that the Client seeks assistance to review and amend the signage regulations found under Article XV Zoning Regulations in Chapter 230 Land Development of the Code of the Borough of Highland Park. Presently, the signage regulations are primarily organized based on zoning districts and not by sign type or land use. As such, the regulations are often repetitive in nature and do not address non-conforming uses. Additionally, it is noted that the Land Development Ordinance has two (2) attachments: Attachment 1 Sign Matrix for the CBD District and Attachment 2 Sign Matrix for the C District, which is well-intended but may be difficult to use and/or outdated.

As such, there is an opportunity to streamline, refine and update the signage regulations into a consolidated signage ordinance, which we believe will be easier for Borough Staff, Main Street Highland Park, business owners and other parties to navigate and implement. Additionally, there is also an opportunity to supplement the signage ordinance with representative photographs and three-dimensional (3D) models in the form of design guidelines.





## **SCOPE OF BASIC SERVICES**

### **PHASE 1 – INITIAL ORDINANCE REVIEW & SUMMARY**

#### **Task 1.1 – Initial Ordinance Review**

LRK will review the existing signage regulations found under Article XV Zoning Regulations in Chapter 230 Land Development of the Code of the Borough of Highland Park, and any other provisions affecting the enforcement of signage regulations, including where deviations from the signage regulations are sought by an applicant.

#### **Task 1.2 – Model Ordinance Review**

LRK will review published model signage ordinances in an effort to identify best practices as it pertains to the appropriate organization of a signage ordinance, additional signage types that may be appropriate for Highland Park and any other key regulatory changes and/or recent case law affecting the enforcement of signage regulations. LRK will also coordinate with the Borough Attorney and/or Planning Board Attorney for additional feedback.

#### **Task 1.3 – Coordination with Borough Staff**

LRK will coordinate with your office, the Borough Zoning Official, the Borough Construction Code Official and/or Main Street Highland Park to gain their perspective on the review & approval process and effectiveness of existing signage regulations, identify common issues to be addressed, and identify potential solutions for consideration. LRK will facilitate one (1) in-person or virtual meeting and periodically coordinate with the appropriate parties in support of this task.

#### **Task 1.4 – Summary Outline & Presentation of Ordinance Review and Recommendations**

LRK will prepare a draft summary outline and high-level recommendations based on its findings from Tasks 1.1 and 1.2, and comments received in Task 1.3. LRK will present the summary to your office and/or the Planning Board for review and feedback.

*Phase 1 - Fixed Fee: \$6,000.00*

### **PHASE 2 – ORDINANCE AMENDMENTS**

#### **Task 2.1 – Preparation of Draft Ordinance Amendments**

LRK will prepare draft amendments for the signage regulations. LRK will prepare the amendments in red-line format, based on the existing ordinance, together with a memorandum outlining the proposed ordinance.

#### **Task 2.2 – Coordination with Borough Staff and/or Planning Board**

LRK will share the draft signage ordinance with your office, the Borough Zoning Official, the Borough Construction Code Official and/or Main Street Highland Park for review; comments to which must be provided in a single red-line format document. LRK will facilitate one (1) in-person or virtual meeting and periodically coordinate with the appropriate parties in support of this task.

*Phase 2 - Fixed Fee: \$7,500.00*



### **PHASE 3 – INTRODUCTION, REFERRAL AND ADOPTION OF ORDINANCE**

#### **Task 3.1 – Revisions / Preparation of Final Ordinance Amendments**

LRK will make any revisions to the draft ordinance amendments prepared in Task 2.1 based on comments received in Task 2.2 in a format suitable for introduction by Borough Council.

#### **Task 3.2 – First Reading & Introduction by Borough Council**

LRK will prepare for and attend the Borough Council meeting on the first reading and introduction of the signage ordinance.

#### **Task 3.3 – Referral to Planning Board**

LRK will prepare for and attend the Planning Board meeting to provide planning testimony as to the relationship of the signage ordinance to the Borough's Master Plan, finding whether or not the ordinance is not inconsistent with the Borough's Master Plan.

#### **Task 3.4 – Public Hearing & Adoption by Borough Council**

LRK will prepare for and attend the Borough Council meeting on the public hearing and adoption of the signage ordinance.

*Phase 3 - Time & Materials, Hourly Not to Exceed \$6,500.00*

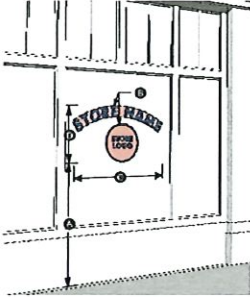

### **POTENTIAL ADDITIONAL SERVICES (DESIGN GUIDELINES)**

As noted in the Project Understanding, there is also an opportunity to supplement the signage ordinance with representative photographs and three-dimensional (3D) models in the form of design guidelines, with the goal of creating an easy-to-read graphic document that both visually illustrates the signage regulations and a series of recommendations. These design and branding recommendations, including on signage size, color schemes, materials, lighting, and architectural style, may help individual business owners upgrade their storefronts and for the Borough to implement long-needed improvements for its commercial corridors.

On the following page are examples of signage design guidelines that LRK has prepared for other communities and/or private developers:



### WINDOW SIGN

**DESCRIPTION**

The Window Sign is applied directly to the inside of a window or is hung within five (5) feet inside the glass. It is professionally made and consists of individual letters and graphics. Window Signs should not be permitted on any window that is not maintained in a transparent, unobstructed condition.

**PLACEMENT**

Signage should contain the name of the business and may include the business logo.

**REQUIREMENTS**

Number of signs	1 per tenant max.
Height above grade	4' min.
% of Glass Area	20% max.
Width	5' max.
Height	30" max.



**NOTES**

Applied plastic or vinyl cut letters with a translucent background. Paper signs are not permitted.

Illumination of window signs should not be permitted.

S-10 | DECEMBER 2022 | RADBURN PLANNING DESIGN GUIDELINES © 2019 LRK Inc. All Rights Reserved

### CANOPY SIGN

**DESCRIPTION**

The Canopy Sign is located on a canopy that projects above the storefront. It consists of individually cut letters sitting on top of, on the face of, or below the canopy along the outside edge facing the street. These signs are designed to be pedestrian and auto-oriented.

Signage should be limited to letters and numbers only; business logos are not permitted.

**PLACEMENT**

Number of signs: 1 per tenant frontage  
 Distance from curb: 12' min.  
 Signage is located above the canopy along the outside edge.

**REQUIREMENTS**

Projection from wall	3' max.
Clear height	7' min.
Sign Area	1' of per linear foot of storefront, 25' max.
Sign Height	8' max.
Thickness	2" max.
Canopy Length	Width of the tenant leasehold max.
Signage Length	25% of tenant frontage max.

**NOTES**

Signage consists of individual cut letters applied directly to the canopy, typically channel letters.

Canopy signs may be illuminated internally.


S-8 | DECEMBER 2022 | RADBURN PLANNING DESIGN GUIDELINES © 2019 LRK Inc. All Rights Reserved

Pages from Radburn Planning Design Guidelines, Fair Lawn, New Jersey

DESIGN MANUAL: FOREST HILL HEIGHTS

APRIL 2017

## WALL SIGN



**DESCRIPTION**

The Wall Sign is located above the storefront. It is painted the facade. The signage consists of individual cut letters applied directly to the building, or painted directly on the surface of the building.

**PLACEMENT**

Number of signs: 1 per tenant frontage  
 Projection from facade: 6" max.  
 The wall sign should be located on a wall containing the primary public entrance.  
 The wall sign should fit in designated sign band areas on the building.  
 Signs that project above the roofline require SCRC approval.

**NOTES**

Signage should contain the name of the business and may include the business logo and/or primary products and services.

S-8


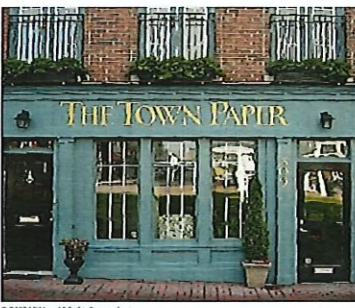
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APRIL 2017

DESIGN MANUAL: FOREST HILL HEIGHTS

## WALL SIGN

**PRECEDENTS**

**REQUIREMENTS**

Area	1' of per linear foot of facade, 75' max.
Tenant Space <10,000sf	75' plus 1' per 3' linear feet of facade over 100, 100sf max.
Tenant Space >10,000sf	per SCRC.

Area of retail or office names should be measured as a block down around the entire name.

When there is more than one public frontage, the allowable areas are calculated and applied to each frontage individually.

**HEIGHT**

Tenant Space <2,500sf	12" min., 24" max.
Tenant Space >2,500sf	12" min., 30" max.
Tenant Space >5,000sf	12" min., 36" max.
Tenant Space >10,000sf	per SCRC.

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S-9

Pages from Design Manual: Forest Hill Heights, Germantown, Tennessee





#### **Potential Option A – Representative 3D Models**

LRK can prepare a stand-alone document containing the signage ordinance requirements, supplement with three-dimensional (3D) models. The 3D models will help graphically illustrate the signage ordinance requirements into an easy-to-read format, similar in format to the recently-adopted Residential Form-Based Code.

*Fee ranging from \$6,000 to \$12,500.*

#### **Potential Option B – Representative Photographs**

LRK can prepare a stand-alone document containing the signage ordinance requirements, supplemented with representative precedent photographs allowing for the user to visualize the amended signage regulations. In addition to desired/encouraged/recommended examples, discouraged examples could be provided.

*Fee ranging from \$4,000 to \$7,500. It is recommended that Main Street Highland Park assist in facilitating this phase, as they may have representative photographs appropriate to incorporate into the design guidelines, thereby reducing fees associated with this option.*

#### **Potential Phase C – Fully-Illustrative Design Guidelines**

LRK can prepare a stand-alone document that provides a narrative overview, graphic representation of the approval process and incorporate the signage ordinance requirements, representative 3D models, representative precedent photographs, and may include additional recommendations for branding design, storefront design, and others.

*Fee ranging from \$10,000 to \$20,000.*

#### **OTHER ADDITIONAL SERVICES**

Additional services shall consist of all services not included in the Basic Services as set forth above. No work will be performed beyond the services noted above without an express written agreement between LRK and the Client. Additional Services will be billed either on a negotiated fixed fee or an hourly basis, based on the scope of additional services requested.

#### **COMPENSATION**

LRK proposes to perform the above services (Phases 1 through 3 only) on a fixed fee and hourly not-to-exceed basis and reimbursable expenses, combined not-to-exceed **twenty thousand dollars (\$20,000.00)**. Compensation for the above work will be completed on a percentage of completeness basis and invoiced by month, payable to LRK.

Compensation for any tasks and additional services that is subject to an agreement on a time and materials basis, plus reimbursable expenses, will be in accordance with the compensation established pursuant to the Borough Planner Professional Services Agreement. The rates established therein are valid until January 1<sup>st</sup>, 2024, at which time they may be adjusted to reflect current billing rates.



**FORM OF AGREEMENT**

This Letter Agreement is subject to the Terms and Conditions set forth in Attachment A. Acceptance of this Agreement is also considered acceptance of the Terms and Conditions in Attachment A.

If this satisfactorily sets forth your understanding of the arrangement between our companies, please sign this Letter Agreement and Attachment A in the space provided and return it to me for full execution by LRK. A fully executed copy will be returned to you for your records. Receipt of this executed Agreement will authorize the Architect to begin work immediately on the Scope of Services set forth above.

If you have any questions or need additional information, please call me at 609.203.4718 or contact me by email at jconstantine@lrk.com.

Sincerely,

Jim Constantine, PP  
LRK Inc.

**Accepted By:**  
**Borough of Highland Park**

By: \_\_\_\_\_  
Borough of Highland Park

Date: \_\_\_\_\_

pc: Chris S. Cosenza, LRK - Philadelphia  
Todd Nations, LRK - Memphis  
File

Enc. Attachment A – Terms and Conditions of Agreement

**RESOLUTION NO. 9-23-203  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION CONCERNING TITLE 39 MOTOR VEHICLE AND TRAFFIC  
JURISDICTION BLOCK 3301, LOTS 27-75**

**WHEREAS**, the Borough of Highland Park has received a written request authorizing enforcement of traffic regulations on private property pursuant to N.J.S.A. 39:5A-1 *et seq.* and specifically requesting that the provisions of Subtitle 1, Title 39, of the Revised Statutes of the State of New Jersey shall be made applicable to the following area:

- A. JSM at Highland Park LLC  
Block 3301, Lots 27-75

**WHEREAS**, the Borough Council of the Borough of Highland Park deems that enforcement of traffic regulations on the aforesaid private property will benefit all of the citizens of the Borough.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Highland Park that the Police Department of the Borough of Highland Park and other law enforcement agencies be and the same are hereby empowered to enforce the provisions of Subtitle 1 of Title 39 of Revised Statutes of the State of New Jersey.

I, Jennifer Santiago, 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 September 19, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

**RESOLUTION NO. 9-23-204  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION TO RE-APPOINT HOUSING AUTHORITY MEMBER**

**BE IT RESOLVED** by the Borough Council of the Borough of Highland Park that the following shall be and is hereby re-appointed to serve as a member of the Highland Park Housing Authority for a term to expire as indicated:

David Copperman

unexpired term of December 31, 2027

I, Jennifer Santiago, 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 September 19, 2023

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

**RESOLUTION NO. 9-23-205  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION AUTHORIZING EMERGENCY REPAIRS TO GARBAGE TRUCK 10  
WITH ON-SITE FLEET SERVICE, INC.**

**WHEREAS**, the Highland Park Public Works Department had a need to make emergency repairs to the Garbage Truck 10; and

**WHEREAS**, pursuant to Local Public Contracts Law NJSA 40A:11-6 et seq, a contract may be awarded and immediate delivery of goods or the performance of services may be provided when an emergency affects the public health, safety or welfare; and

**WHEREAS**, On-Site Fleet Service, Inc. is qualified and able to make said emergency repairs and has been authorized to proceed with the work in an amount not to exceed \$11,188.62; and

**WHEREAS**, funds for this purpose are available in the Current Fund Account No. 3-01-26-315-232, in an amount not to exceed \$11,188.628, as reflected by the certification of funds by the Chief Financial Officer No. 2023-56.

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

1. The Chief Financial Officer is hereby authorized and directed to issue payment in the amount not to exceed \$11,188.52 to On-Site Fleet Service, Inc., 36 Edgeboro Road, East Brunswick, NJ 08816, for the repairs to Garbage Truck 10.
2. Copies of this Resolution shall be forwarded to the Chief Financial Officer, the Department of Public Works and Borough Administrator.

I, Jennifer Santiago, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Highland Park Borough Council at a meeting held on September 19, 2023.

---

Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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



# ON-SITE FLEET SERVICE, INC.

36 EDGEBORO ROAD, EAST BRUNSWICK, N.J. 08816  
(732) 651-1600



HIGHLAND PARK DPW  
444 VALENTINE STREET  
HIGHLAND PARK, NJ 08904  
Home 732-247-9379 Work (732) 247-9379 Cell 732-894-7134 Fax (732) 247-4844

ACCT# 1237 INVOICE# 3330090419 8/31/2023  
2010 12295MG HP-10  
VOLVO Vln 4V5KC9DF3BN295085  
GARBAGE TRUCK GVW-35000

Mileage  
98079

## CUSTOMER REPAIR INSTRUCTIONS

CHECK REAR WHEELS CAME OFF  
CHECK REAR HUB

PARTS	DESCRIPTION	MECHANIC / WORK
-------	-------------	-----------------

WHEELS		7290.74 Group Total	
ZN-E9659	1@ 129.29	129.29 ^CAMSHAFT	<b>LABOR</b>   CHECK RIGHT REAR FOWARD AXLE WHEELS   CAME OFF, TECH FINDS SPINDLE WORN   OUT, AND HUB CAME LOOSE ALONG WITH   WHEELS, REMOVE AND REPLACE THE   FOLLOWING DAMAGED COMPONENTS,   DRUMS, SHOES, CAMSHAFT, CAMSHAFT   BUSHINGS, AXLE SHAFT, HUB, SEALS   AND HARDWARE AS NEEDED, CHECK   SUSPENSION FOR DAMAGE, TECH FINDS   SEVERAL AIR LINES RIPPED, REPAIR   AIR LINES, RUN ENGINE AND CHECK FOR   LEAKS, TECH FINDS EXCESS WATER   COMING OUT OF AIR DRYER, REMOVE AND   REPLACE WITH NEW, CHECK AND TEST   AIR SYSTEM, NO FURTHER LEAKS FOUND,   ADJUST BRAKES ALL AROUND AND ROAD   TEST TO CONFIRM REPAIRS. <b>Labor Subtotal 0.00</b>
ZN-3922T	2@ 226.00	452.00 ^DRUM	
ZN-KIT4707HS	2@ 125.90	251.80 ^KIT SHOE	
ZN-E9660	1@ 12.29	12.29 ^CAMSHAFT	
ZN-VHD3993B	2@ 55.04	110.08 ^CAMSHAFT KIT	
ZD-85150213	1@ 785.72	785.72 ^HUB	
ZN-E2458	2@ 73.36	146.72 ^SLACK ADJUSTER	
Y-2C2SB	1@ 2300.00	2300.00 ^SPINDLE REPAIR	
ZD-1114370	1@ 653.72	653.72 ^BRAKE ANCHOR PLATE	
ZD-3134298	1@ 734.46	734.46 ^REAR AXLE SHAFT	
ZD-8070355	1@ 13.75	13.75 LOCK TAB	
ZD-78434494973	1@ 67.00	67.00 ^PRO TORQ NUT	
FL-75213	22@ 10.95	240.90 80W90 GEAR	
ZN-E2458	2@ 136.95	273.90 ^SLACK ADJUSTER	
ZD-63004324210527	1@ 860.11	860.11 ^AIR DRYER	
ZN-3030T	2@ 129.50	259.00 ^BRAKE CHAMBER	
<b>Parts Subtotal 7290.74</b>			

EXHAUST SYSTEM		83.76 Group Total	
ZN-46916	4@ 15.76	63.04 ^FLEX PIPE	<b>175</b>   DURING REPAIRS TECH FINDS EXHAUST   FLEX PIPE BROKEN, CUT OUT DAMAGED   SECTION AND REPLACE WITH NEW.
EXH-BC400	2@ 10.36	20.72 ^BAND CLAMP 4"	
<b>Parts Subtotal 83.76</b>			

### RECOMMENDATIONS

I, the Registered Owner, authorize you to perform the above repairs, furnish all materials and include any necessary sublet work at the above estimate. I understand any cost quoted herebefore is an estimate only. Your employees may operate vehicle for inspection, loading, delivery at my risk. You will not be responsible for loss or damage to vehicle or articles left in it. I agree to pay reasonable storage on vehicle left more than 48 hrs. after notification that repairs are completed. An express mechanic's lien is acknowledged on above vehicle to secure that amount of repairs thereto, including those from any prior work or repair contact on this vehicle. In the event an attorney is retained to foreclose this lien or to bring suit for collection of any sums due, I agree to pay costs of collection and reasonable attorney fees. Receipt of a copy of this order is hereby acknowledged.

### WE APPRECIATE THE OPPORTUNITY TO SERVE YOU

\*\*\* SEE NEXT PAGE \*\*\*

SIGNER: \_\_\_\_\_

CUSTOMER SIGNATURE

# ON-SITE FLEET SERVICE, INC.

36 EDGEBORO ROAD, EAST BRUNSWICK, N.J. 08816

(732) 651-1600



HIGHLAND PARK DPW  
444 VALENTINE STREET  
HIGHLAND PARK, NJ 08904  
Home 732-247-9379 Work (732) 247-9379

ACCT# 1237 INVOICE# 3330090419 8/31/2023  
2010 12295MG HP-10  
VOLVO Vin 4V5KC9DF3BN295085  
GARBAGE TRUCK GVV-35000  
Cell 732-894-7134 Fax (732) 247-4844

Mileage  
98079

## CUSTOMER REPAIR INSTRUCTIONS

PARTS	DESCRIPTION	MECHANIC / WORK
-------	-------------	-----------------

<b>LABOR CHARGES--</b>	<b>3739.12 Group Total</b>
------------------------	----------------------------

155
152
175
!!
! LIKE US ON FACEBOOK !
! HTTPS://WWW.FACEBOOK.COM/ !
! ONSITEFLEETSERVICEINC !
! FOR SPECIALS AND COUPONS !
!!

<b>SHOP CHARGES</b>	<b>75.00 Group Total</b>
---------------------	--------------------------

\*Y-SS 1@ 75.00 75.00 SHOP SUPPLIES  
Parts Subtotal 75.00

RECOMMENDATIONS	WE APPRECIATE THE OPPORTUNITY TO SERVE YOU
-----------------	--

Charged

I, the Registered Owner, authorize you to perform the above repairs, furnish all materials and include any necessary related work at the above estimate. I understand any cost quoted hereof are a labor estimate only. Your employees may operate vehicle for inspection, testing, delivery at my risk. You will not be responsible for loss or damage to vehicle or articles left in it. I agree to pay reasonable storage on vehicle left more than 48 hrs. after notification that repairs are completed. An express mechanic's lien is acknowledged on above vehicle to secure that amount of repairs thereto, including those from any prior work or repair contract on this vehicle. In the event an attorney is retained to foreclose this lien or to bring suit for collection of any sums due, I agree to pay costs of collection and reasonable attorney fees. Receipt of a copy of this order is hereby acknowledged.

PARTS	7449.50
LABOR	3739.12
<< NO TAX >>	
<b>TOTAL</b>	<b>11188.62</b>

SIGNED: \_\_\_\_\_  
CUSTOMER SIGNATURE

**RESOLUTION NO. NO. 9-23-206  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION AUTHORIZING AN AGREEMENT WITH  
WITH BRB VALUATION AND CONSULTING SERVICES, LLC FOR  
PROFESSIONAL SERVICES RELATED TO THE DEFENSE OF TAX APPEALS**

**WHEREAS**, the Borough of Highland Park has a need for property valuation and consulting services to assist with the defense of tax appeals related to the townwide property revaluation for the tax year 2023; and

**WHEREAS**, pursuant to Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, these services are professional services, which may be awarded without public bidding; and

**WHEREAS**, BRB Valuation and Consulting Services LLC possesses the necessary qualifications to undertake this work and was selected by the Borough of Highland Park to complete the revaluation of 44 complex commercial properties as part of the townwide revaluation for the tax year 2023; and

**WHEREAS**, BRB Valuation and Consulting Services LCC has submitted the attached proposal dated September 12, 2023 to provide the services related to the defense of tax appeals for an amount estimated not to exceed \$30,000; and

**WHEREAS**, funds for this purpose are available in the Reserve for Revaluation Account No. 3-01-300-60-002-010 in an amount not to exceed \$30,000.00, as reflected by the certification of funds by the Chief Financial Officer No. 2023-61; and

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

1. The Mayor or Borough Administrator is hereby authorized to execute an agreement with BRB Valuation and Consulting Services LLC, 22 Windham Drive, Eastampton, NJ 08060, for an amount not to exceed \$30,000.00.
2. Certified copies of this resolution shall be forwarded to the Borough Administrator, Tax Assessor, and the Chief Financial Officer.

I, Jennifer Santiago, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Highland Park Borough Council at a meeting held on September 5, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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



# BRB Valuation & Consulting Services, LLC

Pamela J. Brodowski, MAI, ASA, CTA

22 Windham Drive  
Eastampton, NJ 08060  
[www.brbvaluation.com](http://www.brbvaluation.com)

Tel. 609-261-4220  
Fax. 609-261-4244

September 12, 2023

VIA EMAIL ONLY

Thomas Mancuso, CTA  
Highland Park Tax Assessor  
221 S. Fifth Avenue  
Highland Park, New Jersey 08904

Dear Mr. Mancuso:

BRB Valuation and Consulting Services, LLC are pleased to submit our proposal relating to valuation and consulting services for defense of tax appeals on commercial properties as part of the revaluation in Highland Park Borough for the tax year 2023.

The purpose of the appraisal will be to determine the market value of the fee simple interest in the subject properties for ad valorem purposes. The client is Highland Park Borough. The intended users are Highland Park Borough and its legal counsel.

## **HOURLY RATES**

Our fees and charges for appraisal services, settlement meetings, and court will be as follows:

Court Time (per hour plus expenses)	<b>\$150</b>
Appraisal Services, Settlement Meetings and Court Preparation (per hour plus expenses)	<b>\$125</b>

Based upon our experience with Highland Park and other municipalities of similar size, we suggest a **budget of \$30,000.**

Thomas Mancuso, CTA  
September 12, 2023  
Page 2

If this proposal is acceptable to the municipality, please indicate by signing below in the space provided and returning one original copy to our office. BRB appreciates the opportunity to work with you on this important assignment and looks forward to our continued working relationship.

Respectfully submitted,



Pamela J. Brodowski, MAI, ASA, CTA  
Principal

Accepted by: Highland Park Borough

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**RESOLUTION NO. 9-23-207  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION AUTHORIZING AGREEMENT WITH LRK, INC. FOR  
PROFESSIONAL PLANNING SERVICES TO AMEND THE 420-424 RARITAN  
AVENUE REDEVELOPMENT PLAN**

**WHEREAS**, on September 6, 2022, Borough Council of the Borough of Highland Park (the “**Borough Council**”) passed Resolution No. 9-22-222, authorizing a professional services agreement with LRK Inc. (“**LRK**”) for professional redevelopment planning services to: 1) conduct a preliminary investigation of the former Stop & Shop and adjacent properties (BLOCK 3002, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 30, 34, 35, 36, and 37) to determine whether they meet the criteria set forth in the Local Redevelopment and Housing Law (the “**LRHL**”) and should be designated as an area in need of redevelopment, and 2) to prepare a redevelopment plan for said Study Area; and

**WHEREAS**, on December 20, 2022, the Borough Council passed Resolution No. 12-22-289, designating the former Stop & Shop and adjacent properties as a non-condemnation area in need of redevelopment; and

**WHEREAS**, on May 16, 2023, the Borough Council adopted Ordinance No. 23-2071 to establish the 420-424 Raritan Avenue Redevelopment Plan for BLOCK 3002, Lots 3, 4, 5, 6, 8, 30, 34, 35, 36 & 37; and

**WHEREAS**, the Borough Council believes it in the best interest of the Borough of Highland Park to amend the 420-424 Redevelopment Plan to include all of the properties on Block 3002 that face Raritan Avenue; and

**WHEREAS**, the Borough has need for continued services of a Planner to prepare an amendment to the 420-424 Redevelopment Plan to include Block 3002, Lots 1 (the former “Wells Fargo Bank” property), 2 (the “Park Town Center” property), and 7 (the “Landmark/The Hair Loft” property); 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 is a firm of licensed planners of the State of New Jersey with extensive experience in providing these services.

**WHEREAS**, funds for this purpose will be available in Capital Fund Account No. C-04-55-814-001 for an amount not to exceed \$24,000.00, as reflected by the certification of funds by the Chief Financial Officer Certification No. 2023-62.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Highland Park, County of Middlesex, State of New Jersey, that:

1. 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., 1218 Chestnut Street, 5<sup>th</sup> Floor, Philadelphia, PA 19107, a copy of which is attached hereto.
2. 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.

I, Jennifer Santiago, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Highland Park Borough Council at a meeting held on September 19, 2023.

---

Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

**Professional Services Agreement to  
Prepare an Amended Redevelopment Plan for  
Former Stop & Shop and Adjacent Commercial Properties  
Block 3002, Lots 3, 4, 5, 6, 8, 30 & 37;  
Block 3002, Lot 2; and Block 3002, Lots 1, 34, 35 & 36**

This agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, 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 1218 Chestnut Street, 5<sup>th</sup> Floor, Philadelphia, PA 19107, hereinafter referred to as the “Contractor.”

WHEREAS, the Borough Council, at its regular meeting of \_\_\_\_\_, 2023 passed Resolution No. \_\_\_\_\_ authorizing an Amended Redevelopment Plan for certain properties under various ownership and having various addresses on Raritan Avenue, which also have frontage on South Fifth Avenue and South Fourth Avenue, and specifically designated as **Block 3002, Lots 3, 4, 5, 6, 8, 30 & 37** (the former “Stop & Shop” property); **Block 3002, Lot 7** (the “Landmark / The Hair Loft” property); **Block 3002, Lot 2** (the “Park Town Center” property); **and, Block 3002, Lots 1, 34, 35 & 36** (the former “Wells Fargo Bank” property) along with all streets and rights of way appurtenant thereto, as shown on the official Tax Map of the Borough of Highland Park, hereinafter referred to as “Project Area,” under New Jersey’s Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

WHEREAS, the Project Area is presently designated as an “Area in Need of Rehabilitation” and a “Non-Comdenation Area in Need of Redevelopment” and a redevelopment plan was prepared for a portion of the Project Area, that is, Block 3002, Lots 3, 4, 5, 6, 8, 30, 34, 35, 36 & 37 along with all streets and rights of way appurtenant thereto. The purpose of this agreement is to amend the original redevelopment plan by including Block 3002, Lots 1, 2 and 7, for consideration of additional concepts and potential amendments to the zoning standards to facilitate redevelopment.

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 New Jersey Municipal Land Use Law (the “MLUL”) at N.J.S.A. 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**

Phase 1 - Concept Planning: Services related to project coordination including up to one (1) internal review meeting, base mapping, concept planning, design review, and development of illustrative concept plans will be provided as **a fixed fee of \$7,500**.

Phase 2 – Amend Redevelopment Plan: Services related to project coordination including up to two (2) internal meetings and prepare amendments to the original redevelopment plan including revising the overview, prior redevelopment actions, vision of the Project Area and zoning standards will be provided as **a fixed fee of \$6,500**.

Phase 3 – Public Meetings: Services related to preparing presentation materials and attending three (3) meetings in support of the adoption of the Redevelopment Plan (ordinance introduction at Borough Council, Master Plan review at Planning Board and public hearing at Borough Council) will be provided as a **fixed fee of \$4,000**.

Phase 4 – Additional Services: Services related to the preparation for and attendance at any additional meetings beyond those outlined above, including additional coordination meetings, community meetings and workshops, public presentations and hearings, Planning Board meeting(s), Redevelopment Entity / Borough Council meeting(s) as well as any

additional tasks and/or revisions to the Amended 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 \$6,000**, with hourly rates and reimbursable expenses in accordance with the compensation established pursuant to the Borough Planner Professional Services Agreement.

**In summary, the TOTAL fee will be \$18,000, and when including additional services, the TOTAL fee will not exceed \$24,000.**

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

Any and all efforts, 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.

#### **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, the employee information report (Form AA302), which is still in effect.

#### **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.

#### **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.

**WRITTEN NOTICE**

Any notices required to be given hereunder shall be in writing and, unless notified to the contrary, personally served or delivered, by registered mail, to the party's address as follows:

To the Borough:           BOROUGH OF HIGHLAND PARK  
                                  221 SOUTH FIFTH AVENUE  
                                  HIGHLAND PARK, NEW JERSEY 08904  
                                  ATTN: TERI JOVER, BOROUGH ADMINISTRATOR

To Contractor:            LRK INC.  
                                  1218 CHESTNUT STREET, 5<sup>TH</sup> FLOOR  
                                  PHILADELPHIA, PA 19107  
                                  ATTN: JAMES CONSTANTINE, PP, PRINCIPAL

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

**JENNIFER SANTIAGO, Municipal Clerk**

**ELSIE FOSTER, Mayor**

**LRK INC.**

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



**JAMES CONSTANTINE, PP, Principal**  
**Exhibit A**

**MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE**  
**N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)**  
**N.J.A.C. 17:27**

**GOODS AND SERVICES CONTRACTS**

**(Mandatory Language pursuant to N.J.A.C. 17:27-3.5)**

[The] contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- i. Appropriate evidence that the contractor is operating under an existing federally approved or sanctioned affirmative action program;
- ii. A certificate of employee information report approval, issued in accordance with N.J.A.C. 17:27-4; or
- iii. An employee information report (Form AA302) electronically provided by the Division and distributed to the public agency, through the Division's website, to be completed by the contractor, in accordance with N.J.A.C. 17:27-4.

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, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that all employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and 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, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter 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 any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time.

**(Mandatory Language pursuant to N.J.A.C. 17:27-3.7)**

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, 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.

In conforming with the targeted employment goals, 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, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

**(Reference Language pursuant to N.J.A.C. 17:27-11.1)**

The contractor and its subcontractors shall furnish such reports and other documents to the Division or the Department as may be requested by the Division or the Department from time to time in order to carry out the purposes of these rules, and public agencies shall furnish such information as may be requested by the Division or the Department for conducting a compliance investigation pursuant to N.J.A.C. 17:27-10.

**ACKNOWLEDGEMENTS**

PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

COMPANY NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

**RESOLUTION NO. 9-23-208  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION TO APPROVE PAY ESTIMATE #2 TO MOLBA CAPENTRY, INC. T/A  
MOLBA CONSTRUCTION FOR HIGHLAND PARK PUBLIC LIBRARY-INTERIOR  
RENOVATIONS PROJECT**

**WHEREAS**, pursuant to Resolution No. 4-23-116, adopted by the Borough Council on April 18, 2023, a contract was awarded to Molba Carpentry, Inc. t/a Molba Construction of Little Ferry, NJ, for the Highland Park Public Library Interior renovations; and

**WHEREAS**, it appears from Pay Estimate No. 2 certified by Arcari + Iovino Architects PC, that certain work under said contract has been completed and approved and there is due to Molba Carpentry, Inc. t/a Molba Construction. the sum of \$138,092.85 in accordance with said Pay Estimate for work performed through August 31, 2023; and

**WHEREAS**, funds for this purpose are available in Capital Fund Account No. C-04-55-831-001 in an amount not to exceed \$138,092.85, as reflected by the Certification of Funds Available by Chief Financial Officer Certification No. 2023-57.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Highland Park, County of Middlesex, State of New Jersey, that:

1. The Chief Financial Officer be and is hereby authorized and directed to pay Molba Carpentry, Inc. t/a Molba Construction the sum of \$138,092.85, as certified by the Architects certification of Pay Estimate No. 2, subject to the Clerk’s receipt of the Certified Payroll and Project Manning Reports; and
2. Certified copies of this resolution be forwarded to Chief Financial Officer and the Arcari + Iovino Architects PC.

I, Jennifer Santiago, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Highland Park Borough Council at a meeting held on September 19, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

**RESOLUTION NO. 9-23-209  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION TO APPROVE PAY ESTIMATE #3– CARROCCIA CO.  
CONTRACTORS (CCM) FOR 2021 MUNICIPAL ROADWAY IMPROVEMENT  
PROJECT**

**WHEREAS**, pursuant to Resolution No. 7-22-175, adopted by the Borough Council on July 5, 2022, a contract was awarded to CCM Contracting Inc. of Greenbrook, NJ, 2021 Roadway Improvements Project for the resurfacing and reconstruction of South 1st Avenue between Johnson Street and Valentine Street, Tenth Avenue between Raritan Avenue and Woodbridge Avenue, North Tenth Avenue between Abbott Street and Raritan Avenue, Lexington Avenue between the Borough limits and Raritan Avenue, and Alcazar Avenue between Central Avenue and Cherry Street; and

**WHEREAS**, it appears from Pay Estimate No. 3, filed by CME Associates, that certain work under said contract has been completed and approved and there is due to CCM Contracting Inc. the sum of \$173,396.62 in accordance with said Pay Estimate for work performed from June 3, 2023 to August 10, 2023; and

**WHEREAS**, funds for this purpose are available in Account No. C-04-55-825-001 in the amount of \$173,396.62, as reflected by the Certification of Funds Available by the Chief Financial Officer, no 2023-58.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Highland Park, County of Middlesex, as follows:

1. The Chief Financial Officer be and is hereby authorized and directed to pay CCM Contracting Inc. the sum of \$173,396.62, as certified by the Engineer in Pay Estimate No. 2, subject to the Clerk’s receipt of the Certified Payroll and Project Manning Reports.
2. Certified copies of this resolution be forwarded to Chief Financial Officer and the CME Associates forthwith.

I, Jennifer Santiago, 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 Council of said Borough on September 19, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

**RESOLUTION NO. 9-23-210  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION IN SUPPORT OF A FAIR CONTRACT FOR UNITED  
STEELWORKERS LOCAL 4-200/RWJ NURSES**

**WHEREAS**, the governing body of Highland Park, Middlesex County, New Jersey, does hereby find as follows:

**WHEREAS**, Robert Wood Johnson University Hospital is the primary care facility and Level 1 Trauma Center serving Highland Park Borough; and

**WHEREAS**, Robert Wood Johnson University Hospital is currently involved in a labor dispute with 1700 nurses represented by United Steelworks Local 4-200; and

**WHEREAS**, during the COVID-19 pandemic, Robert Wood Johnson University Hospital nurses assisted with critical and life-saving services and continue to provide care for some of the most complex medical cases in New Jersey; and

**WHEREAS**, United Steelworkers Local 4-200 contract expired on June 30, 2023, negotiations to date have not resulted in a contract agreement, and 1700 nurses have been on an Unfair Labor practice strike in support of safe staffing since August 4, 2023; and

**WHEREAS**, safe staffing saves lives, the odds of patient death increases for each additional patient a nurse must care for at one time according to the Journal of American Medical Association; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Borough Council of the Borough of Highland Park, County of Middlesex, State of New Jersey, that we urge the President of Robert Wood Johnson University Hospital and Unites Steelworkers Local 4-200 to return to the negotiating table and engage in good faith bargaining aimed at resolving the dispute.

I, Jennifer Santiago, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Highland Park Borough Council at a meeting held on September 19, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

**RESOLUTION NO. 9-23-211  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION EXTENDING THE DESIGNATION OF  
232 RARITAN AVENUE, LLC, A GARDEN HOMES ENTITY, AS THE  
CONDITIONAL REDEVELOPER FOR PROPERTY IDENTIFIED AS  
TRACT C IN THE 2021 DOWNTOWN REDEVELOPMENT PLAN AND  
AMENDING THE INTERIM COST AND CONDITIONAL  
DESIGNATION AGREEMENT ACCORDINGLY**

**WHEREAS**, the Borough of Highland Park, a public body corporate and politic of the State of New Jersey (the “**Borough**”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (as same may be amended from time to time) (the “**Redevelopment Law**”) to act as a redevelopment entity and to implement redevelopment plans and carry out redevelopment projects in the Borough; and

**WHEREAS**, pursuant to the Redevelopment Law, the Borough Council caused a redevelopment plan to be prepared for certain property located within the Borough, entitled the “Downtown Redevelopment Plan for Tracts A-D” (the “**Redevelopment Plan**”); and

**WHEREAS**, on September 14, 2021, the Borough Council approved Ordinance No. 21-2030 adopting the Redevelopment Plan; and

**WHEREAS**, as described in the Redevelopment Plan, the properties identified as Tract A: Block 1704 [173], Lots 41-49 & Portion of Lot 20 (“**Tract A**”); Tract B: Block 2201 [13], Lots 6 & 9 (“**Tract B**”); Tract C: Block 2202 [22], Lots 4, 32.02 & 33.01 (“**Tract C**”); and Tract D: Block 1604 [158], Lots 20-26, 42, 50-51 & Portion of Lot 47, and Block 1603 [162], Lots 36-38 (“**Tract D**”) on the Official Tax Map of the Borough (collectively, the “**Properties**”) have been designated as an “area in need of rehabilitation”, “area in need of redevelopment” and/or a “condemnation area in need of redevelopment”; and

**WHEREAS**, on December 7, 2021, the Borough Council approved Resolution 12-21-299, authorizing the issuance of a Request for Proposals (the “**RFP**”) related to the redevelopment of Tracts A, C, and D; and

**WHEREAS**, the Borough received a proposal from Garden Homes, doing business as 232 Raritan Avenue, LLC (the “**Conditional Redeveloper**”), for Tract C and the Borough and the Conditional Redeveloper intend to pursue pre-development activities, including but not limited to review of the Conditional Redeveloper’s proposal, negotiation in good faith and preparation of a redevelopment agreement and other related actions (the “**Pre-Development Activities**”); and

**WHEREAS**, the Conditional Redeveloper recognizes that the Borough will incur costs and expenses in connection with the Pre-Development Activities, and the Borough is willing to defray those costs and expenses, with no assurance of a particular result for the Conditional Redeveloper from the Borough; and

**WHEREAS**, the Borough authorized and entered into an interim cost and conditional redeveloper’s agreement with the Conditional Redeveloper (the “**Conditional Redeveloper’s Agreement**”) to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Borough’s costs and expenses incurred in undertaking the Pre-Development Activities; and

**WHEREAS**, the Borough authorized the extension of the conditional designation on February 21, 2023; and

**WHEREAS**, the Borough wishes to extend such conditional designation and such Conditional Redeveloper’s Agreement for a term ending on December 31, 2023.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Highland Park as follows:

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

**Section 2.** Execution of Agreement. The Borough Council hereby authorizes an amendment to the Conditional Redeveloper’s Agreement to extend such agreement for a term ending on December 31, 2023.

**Section 3.** Severability. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

**Section 4.** Availability of the Resolution. A copy of this Resolution shall be available for public inspection at the office of the Borough Clerk.

**Section 5.** Effective Date. This Resolution shall take effect immediately.

I, Jennifer Santiago, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Highland Park Borough Council at a meeting held on September 19, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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



**RESOLUTION NO. 9-23-212  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION AUTHORIZING PURCHASE OF A 2024 HYUNDAI TUCSON HYBRID  
FROM ROUTE ONE HYUNDAI FOR THE POLICE CHIEF**

**WHEREAS**, the Police Chief’s current vehicle is over a decade old, mechanical problems are becoming costly, and fuel efficiency is being lost; and

**WHEREAS**, the Borough desires to purchase a 2024 Tucson Hybrid as a replacement vehicle with better gas mileage and a hybrid engine; and

**WHEREAS**, three (3) quotes were solicited and were received as follows:

Route One Hyundai	\$38,519.00
Ciocca Hyundai	\$38,520.00
Freehold Hyundai	No Response; and

**WHEREAS**, the Borough Administrator has recommended that said vehicle be purchased from Route One Hyundai, Monmouth Junction, NJ based on their quote for same; and

**WHEREAS**, funds for this purpose were encumbered in the 2022 Municipal Budget, Current Fund Account No. 2-01-25-240-243 as reflected by the certification of funds by the Chief Financial Officer No. 2023-59

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Highland Park, County of Middlesex, State of New Jersey, that

1. The Borough Administrator is hereby authorized and directed to accept the quote for a 2024 Hyundai Tucson Hybrid from Route One Hyundai, 3905 Route 1 South, Monmouth Junction, NJ 08852, at a cost not to exceed of \$40,000.00; and
2. A certified copy of this resolution be forwarded to the Borough Administrator and the Chief Financial Officer.

I, Jennifer Santiago, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Highland Park Borough Council at a meeting held on September 19, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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

VIN: KM8JFC012RU146909

After FULL Label to driver side Left-Rear.

VIN: KM8JFC012RU146909

# 2024 TUCCSON HYBRID N LINE AWD

## GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score **Not Rated**

Based on the combined rating of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

<b>Frontal</b>	Driver	Passenger
<b>Crash</b>	Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.	
<b>Side</b>	Front seat	Not Rated
<b>Crash</b>	Rear seat	Not Rated

Based on the risk of injury in a side impact.

**Rollover**

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars ( ) with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA).

www.safercar.gov or 1-888-327-4236

Fuel Economy

# 37

combined city/hwy

2.7 gallons per 100 miles

MPG

Small SUVs range from 14 to 123 MPG. The best vehicle rates 140 MPG.

37

city

36

highway

You Save

# \$2,500

in fuel costs over 5 years compared to the average new vehicle.

Fuel Economy & Greenhouse Gas Rating (tailpipe only) Smog Rating (tailpipe only)

# Annual fuel cost \$1,450

This vehicle emits 245 grams CO<sub>2</sub> per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at [fuelconomy.gov](http://fuelconomy.gov).

### STANDARD FEATURES:

- AMERICA'S BEST WARRANTY
  - 5-year/60,000-mile New Vehicle Warranty\*
  - 10-year/100,000-mile Powertrain Warranty\*\*
  - 10-year/100,000-mile Hybrid System Components Warranty\*
  - 7-year/100,000-mile Hybrid Battery Warranty\*
  - 2-year/25,000-mile Antiperforation Warranty\*
  - 3-year/50,000-mile Complimentary Maintenance\*
  - \*Limited warranties, see dealer for details
  - \*\*Transferable to subsequent owners
- ADVANCED SAFETY TECHNOLOGIES**
- Front, Front Side, Side-Curtain, & Rear Side Airbags
  - Forward Collision-Avoidance Assist
  - Lane Keeping Assist; Lane Following Assist
  - Driver Attention Warning
  - Blind Spot Collision-Avoidance Assist
  - Rear Cross-Traffic Collision-Avoidance Assist
  - Safe Exit Warning
- Comfort & Convenience**
- Dual Automatic Temperature Control; Rear Air Vents
  - Smart Cruise Control
  - Auto-dimming Rearview Mirror
  - 10.25" Digital Instrument Cluster
  - Front and Rear USB Ports
  - Multi-Media & Connectivity
  - 10.25" Navigation System w/ AM/FM/HD Radio(TM)
  - Shioknee Radio w/ 90-day trial subscription;
  - Not Available in AK & HI
  - Bose® Premium Audio System
  - Dynamic Voice Recognition
  - Android Auto(TM) & Apple CarPlay(R)
  - Wireless Phone Charger
  - Driver's Footwell Heater
  - Bluelink+ All-Inclusive Connected Services (enrollment required)
  - Full Tank of Fuel

### ADDED FEATURES:

- Immobilizer
- POWERTRAIN TECHNOLOGY**
- Smartstream 1.6L Turbocharged 4-cylinder Hybrid Engine
- 6-speed Automatic Transmission w/ Paddle Shifters
- Shift-by-Wire Gear Selector with N-Line Emblem
- HYBRID AWD
- 18" Alloy Wheels
- N-Line Exclusive Front & Rear Fascias; Front grille
- N-Line Badging; Gloss Black Accents; Single Twin-tube Exhaust
- Paranaramic Sunroof
- Road Side Rails
- Automatic LED Headlights
- LED Daytime Running Lights
- LED Light Signature
- LED Matrix Convenience
- LED Matrix Convenience
- N-Line Exclusive Leather-empowered Steering Wheel
- N-Line Sport Combination Seats
- Power Driver's Seat w/ Lumbar Support
- Heated Front Seats
- Road Interior Accents
- Black Headliner
- Alloy Sport Pedals & Door Scafr Plates
- Priority Key w/ Push Button Start
- Hand-Free Smart Power Locking w/ Auto Open

### MANUFACTURER'S SUGGESTED RETAIL PRICE:

- MSRP: \$35,405.00
- Destination Charge: \$210.00
- Preparation Fee: \$120.00
- Reverse-Rate Charge (state): \$120.00
- Trailer Aid Kit: \$30.00
- Wheel Locks: \$70.00

### ADDED FEATURES:

- Preparation Fee: \$1,335.00
- Reverse-Rate Charge (state): \$1,220.00
- Trailer Aid Kit: \$30.00
- Wheel Locks: \$70.00

### MAJOR SOURCES OF FOREIGN PARTS CONTENT:

- U.S./CANADIAN PARTS CONTENT: 0%
- MAJOR SOURCES OF FOREIGN PARTS CONTENT: KOREA: 80%

### PARTS CONTENT INFORMATION FOR VEHICLE IN THIS CARLINE:

- U.S./CANADIAN PARTS CONTENT: 0%
- FOR THIS VEHICLE: ULSAN, KOREA
- FINAL ASSEMBLY POINT: ULSAN, KOREA
- COUNTRY OF ORIGIN: KOREA
- ENGINE: KOREA
- TRANSMISSION: KOREA

### Manufacturer's suggested retail price includes manufacturer's recommended pre-delivery service, gasoline license and title fees, state and local taxes and dealer installed options and accessories, are not included in the manufacturer's suggested retail price. This label has been removed to this vehicle by Hyundai Motor America, pursuant to the requirements of 15 U.S.C. 1231 et seq., which prohibits its removal or alteration prior to delivery to the ultimate purchaser.

Note: Parts content does not include final assembly, distribution, or other non-parts costs.

222

A

2394QDON

VIN: KM8JFC012RU146909

**RESOLUTION NO. 9-23-213  
BOROUGH OF HIGHLAND PARK  
COUNTY OF MIDDLESEX**

**RESOLUTION AUTHORIZING APPROVAL OF BILLS LIST**

**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.

1. The bills approved for payment at this meeting, Bills List 9/19/2023 can be found in the Bills List Journal Book No. 42.

I, Jennifer Santiago, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Highland Park Borough Council at a meeting held on September 19, 2023.

\_\_\_\_\_  
Jennifer Santiago, Borough Clerk

RECORD OF COUNCIL VOTES

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