

**HIGHLAND PARK PLANNING BOARD  
MINUTES  
April 14, 2022 @ 7:30 P.M.  
Council Chambers, Borough Hall  
221 South Fifth Ave. Highland Park, NJ  
Via Zoom**

**Call to Order**

The meeting was called to order by Chairperson Rebecca Hand at 7:30 pm. Annual Notice of this meeting was provided to the Star Ledger on January 29, 2022 and to the Home News Tribune on January 29, 2022. In addition, notice of this meeting via zoom was faxed to the Home News Tribune and emailed to The Star Ledger and the Highland Park Planet on April 12, 2022, and was posted on the Borough website at www.hpboro.com and on the bulletin board and doors at Borough Hall, 221 So. Fifth Avenue, Highland Park, NJ on April 12, 2022, and has remained continuously posted as required by law.

**Roll Call:**

Present	Rebecca Hand, Scott Brescher, Alvin Chin, Matthew Hale, Jeffrey Perlman, Daniel Stern Cardinale, Allan Williams
Absent	Khahlidra Hadhazy, Paul Lanaris, Padraic Millet, Chris Cosenza, Planner, Bruce Koch, Engineer
<u>Board Professionals</u>	Roger Thomas, Esq.

**Minutes:**

December 9, 2021 Regular Meeting

It was MOVED by HALE and seconded by WILLIAMS that the December 9, 2021 Regular meeting minutes with revisions as distributed be approved and with a voice vote by all present, and two abstentions by Chin and Stern Cardinale, the minutes were approved.

January 13, 2022 Annual and Regular Meeting

It was MOVED by CHIN and seconded by STERN CARDINALE that the January 13, 2022 Annual and Regular meeting minutes with revisions as distributed be approved and with a voice vote by all present the minutes were approved.

**Resolutions:**

Resolution P2022-02                      Consistency Review of Cannabis Ordinance Amendment

It was MOVED by STERN CARDINALE and seconded by WILLIAMS to approve Resolution P2022-02.

ROLL CALL: Ayes - Brescher, Chin, Hale, Perlman, Stern Cardinale, Williams, Hand.  
Nays - None  
Abstention - None

There being seven (7) ayes, and no nays, motion passed.

**Correspondence and reports.**

Zoning/Building Officer report – Mr. Brescher noted that he visited 238 Cleveland Avenue with Bruce Koch and he spoke to Chris Cosenza about some of the plantings behind the 238 house and a little grading on the left hand side of the house. He spoke to Ryan and his father and Chris has been in contact with them and they're going to be doing some plantings and leveling some stuff off over there. They brought in plans for the next house and he sent those over to Chris, who is looking them over. His office looking them over too.

Board discussion of status and implementation of prior matters – Ms. Hand noted that the Borough got a new tree removal plan for Buck Woods. She does not know if that's going to be part of our business moving forward, but it was interesting to see all the trees that are going to be disappearing. Almost all of them except for the walking path area. That's what you get when you're putting a big building on a big plot of land.

Ms. Hand reported that the last item not on the agenda involves an email we received from the public. There was a request to read some emails into the record from members of the public that are not present this evening. As far as she is aware, we cannot accept private input unsworn to testimonial input from members of the public unless they come and swear and affirm to what they have to say to us. Unfortunately, we cannot read written submissions into the record. This process is about access and about transparency. She hoped that this member of the public joins us in the future so that she can be heard. Unfortunately, reading it into the record is not a procedurally proper way to handle such submissions.

Attorney Thomas agreed with Ms. Hand. Even though this is not an application for development, it is a piece of correspondence and he does think it's appropriate for that individual to be present to be able to give testimony so that other members of the public can hear it and ask questions of that person as well as members of the board can ask questions. The fact of the matter is that you can't ask questions of a piece of paper. Whether or not that individual needed to be sworn in that particular case, I'm not sure, but the point that you make is absolutely valid. The fact is that you can't really cross-examine or discuss or ask questions of a piece of paper and unless and until we have an individual present, he thinks it's appropriate that the board not accept and read into the record simple correspondence. He thinks that would present a myriad of problems for this board.

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

Ms. Hand opened the meeting to the public.

There being no public present wishing to speak, public comment was closed.

Mr. Williams noted that the Environmental Commission requested a lot of reports on the environment of the Buck Woods site and were provided with 2,000+ pages of reports that we will go through.

Mr. Perlman noted that he has seen a lot of emails on Gabrielle Estates regarding the tree plan and some other memos. He asked when the Planning Board actually gets the site plan. Mr. Williams noted that typically the Planning Board gets the whole plan when it's been defined as complete by the Planner. Attorney Thomas noted that there is some discussion going back and forth between LRK and the developer. The plans are distributed to the board members when they are deemed complete.

#### **Adjournment**

There was a motion to adjourn from WILLIAMS and a second by PERLMAN at 7:46 pm the meeting was adjourned.

Respectfully submitted,

Jennifer Santiago  
Board Clerk