

HIGHLAND PARK PLANNING BOARD
Highland Park Borough Hall-Council Chambers
221 So. 5th Ave.
Highland Park, NJ 08904
MEETING DATE – October 12, 2023 @ 7:30 P.M.

Call to Order

The meeting was called to order. Annual Notice of this meeting was provided to the Star Ledger, Home News Tribune and Highland Park Planet on January 31, 2023. In addition, notice of this meeting via zoom was emailed to the Home News Tribune, The Star Ledger and the Highland Park Planet on June 6, 2023, and was posted on the Borough website at www.hpboro.com and on the bulletin board at Borough Hall, 221 So. Fifth Avenue, Highland Park, NJ on June 6, 2023, and has remained continuously posted as required by law.

Roll Call

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

Minutes:

March 10, 2022 Regular Mtg.

Ms. Hand stated there are six sets of minutes to review. She will review one set at a time. Ms. Hand began by asking if anyone has any comments or changes on the March 10, 2022 minutes. Ms. Hadhazy said her name is misspelled throughout the minutes. Ms. Hand noted that there are two letter H in Ms. Hadhazy's first name. She said moving forward throughout the minutes Khahlidra's first name spelling will be amended in the final version of the minutes. No other comments were made for the March 10, 2022 minutes.

April 14, 2022 Regular Mtg.

Ms. Hand asked if anyone has any comments on the April 14, 2022 minutes. There were no comments.

July 14, 2022 Regular Mtg.

Ms. Hand asked if anyone has any comments on the July 14, 2022 minutes. There were no comments.

October 13, 2022 Regular Mtg.

Ms. Hand asked if anyone has any comments on the October 23, 2022 minutes. There were no comments.

December 8, 2022 Regular Mtg.

Ms. Hand asked if anyone has any comments on the December 8, 2022 minutes. Mr. Chin responded saying page one, third paragraph, second line of the public hearing comments portion, overview of the statue should be overview of the statute. Mr. Chin also said on page one when Mr. Cosenza mentioned the first stop in development, it should read first step in development. He said on page eight the fifth paragraph up, the beginning of the second

line should read the building as they vacate the space not and they vacate the space. Ms. Hand noted all changes. Ms. Hand asked if there are any other comments. There were no further comments on this set of minutes.

January 12, 2023 Regular Mtg.

Ms. Hand asked if anyone has any comments on the January 12, 2023 minutes. Mr. Chin said Tanya Varela's name is misspelled on pages 3 and 4. Ms. Hand noted the changes. She asked if there were any other comments for the January 12, 2023 minutes. Seeing none, Ms. Hand solicited a motion on accepting the minutes on all six sets with the modifications that were just set forth.

It was MOVED by HADHAZY and seconded by PERLMAN that April 14, 2022, July 12, 2022, October 13, 2022, December 8, 2022 and January 12, 2023 minutes be approved with the changes.

ROLL CALL: Ayes – Brescher, Chin, Hadhazy, Hale, Lanaris, Perlman, Williams, Hand
Nays – None
Abstention – Eisdorfer

There being eight (8) ayes and no nays and one (1) abstention, motion passes.

Resolution - NONE

Action on any other business and work session

- Appointment of New Board Clerk – Sonia Monroy

Ms. Hand welcomed Sonia to the planning board. She asked if anyone would like to make a motion to appoint Sonia as the new board clerk.

It was MOVED by CHIN and seconded by WILLIAMS on appointment of new board clerk.

ROLL CALL: Ayes - Brescher, Chin, Eisdorfer, Hadhazy, Hale, Lanaris, Perlman, Williams, Hand
Nays – None

There being nine (9) ayes and no nays, motion passes.

- Complementary Review: RE: Irving Elementary School – Modular Classrooms – Space Requirement

Ms. Hand said next up on the agenda has been referred to us a schematic about Irving Elementary School for review. There is also a memo from LRK, our planners, who reviewed the schematics and have given some recommendations and opinions about them. The school district is referring this to us because they are required to under their long range facility plans regarding the district's plan for meeting school facilities needs over the course of the next five years and other statutory requirements. They need to receive our comments to their proposed schematics for the placement of the temporary classroom in order to proceed expeditiously with their application with the NJDOE. It should also be noted that the temporary classrooms are already in place.

Mr. Perlman asked would we see that proposal when there is a new permanent building that was going to be constructed. He asked if we will see those plans. Ms. Hadhazy asked if there was a new permanent building that was going to be constructed would we see those plans beforehand.

Attorney, Lynch stated yes. He said we are just here tonight to compile some recommendations that we will submit to the state and to the Board of Education with our recommendations that we all vote upon and we can include certain conditions that are reasonable in that regard.

Ms. Hadhazy asked Mr. Perlman to elaborate where the proposed building is going to be including partnership. Mr. Perlman said he cannot give testimony because he is not on the Board of Education. Mr. Perlman said he can only relate information from the Board of Education meetings that he has virtually attended. He stated he cannot speak with authority. Mr. Perlman goes on to say the Board of Education is considering a new construction using a public private partnership a long term lease built by a private entity. It's a T-shaped open lot. He said they have to enter into an agreement. They will have to go through the whole process finding a builder and enter an agreement for lease and all. That is what he's been hearing from attending the Board of Education meetings.

Mr. Eisdorfer asked if anyone knew the children's ages that use the module classrooms. Ms. Hand said the four rooms are slotted for four kindergarten classes. Mr. Eisdorfer spoke regarding the amount of play areas provided in each module. He said it strikes him as being very small play areas. He doesn't know what the state standards are but it strikes him as very small play areas for kindergartens. Ms. Hand said the recommendation can be for an expansion of the open play area. Mr. Eisdorfer said it seems like a very small amount of area for kindergarten class which after all play is very important. Ms. Hand said the open play areas feel undersized. Perhaps an expansion of the open play area would be an additional recommendation.

Ms. Hand said she is going back to the LRK memo and just go over some of the recommendations from our planner on his thoughts and the trailer placement. She said he makes note that the material and color selection of the proposed walkways and canopy structure as well as the exterior of the proposed structure should be described but they are not listed in the schematics and whether they will be compatible aesthetically with the existing school. Next, it is not clear if the proposed canopy structure extends all the way to the proposed modular structures and the students will be fully protected from the elements as they walk between the existing school and the proposed structures. It is not clear if the modular structures will be accessible as steps are shown between the existing school and the proposed modular structures. It is recommended that an enhanced land scape buffer be provided along proposed walkway canopy structure and along the base of proposed modular structures. It is recommended that the grass area between the proposed modular structures and Woodbridge Avenue be provided with additional shade trees which may help cool the proposed modular structures. Such improvements may incorporate storm water or green infrastructure strategies to mitigate increased roof drain run off as well. It is not clear if any HVAC equipment will be installed to support the proposed modular structures. If they are ground mounted they should be screened with additional landscaping and if they are roof mounted they should be screened with decorative screening devices. Finally, the school district should clarify if bus and parent drop off sequencing and general circulation and traffic patterns will be affected by the proposed site improvements which are already in place. Ms. Hadhazy said as a parent and aunt of students at Irving, the trailers were proposed for the Pre-K. I don't know why they decided to do it for Kindergarten. The traffic pattern is not affected by this at all. It is the same traffic pattern that they had for pick-up and drop-off. The only thing I feel is the inconvenience by the placement of these trailers

is the lack of play space on the playground. They take up a significant portion of the playground on the black top. My concern would be the lack of open space outside and inside the classroom as well as open space on the playground for the kids that are present. Ms. Hand said so adding open space for open play on the outside as well as on the inside. Mr. Perlman said he would agree with that as well.

Mr. Perlman said he would object to putting more landscaping which would actually shrink the play area. He said you can't do both. He said these are temporary and he does not want them to plant trees and shrubs then just rip them out. Ms. Handhazy will also like to add that the playground surface is wood chips and blacktop. There really is no accommodation for grassy area. Ms. Hand said so the recommendation for a long term project would be sound but for these temporary trailers it is not practical. Let's remove that recommendation from our list. We have added on the expansion of open play areas in the indoor and outdoor space.

Mr. Lanaris asked if there is any indication on how temporary are the temporary shelters? Mr. Perlman said he thinks there is a state law that requires school districts to offer Pre-K for three and four year olds by no later than 2029. Ms. Hadhazy agrees and said it has to be full day as well. Mr. Perlman said there is a big need for this service.

Mr. Hale asked if we are just giving recommendations they don't have to do any of these changes do they? Ms. Hand said that is correct. She believes this is so they can expedite their application with the DOE.

Mr. Lanaris asked if there is any accepted definition for temporary. Mr. Lynch, Esq. said that these are movable structures so they would be considered temporary for as long as they are there.

It was MOVED by WILLIAMS and SECONDED by HADHAZY to provide comments to the board.

ROLL CALL: Ayes - Brescher, Chin, Eisdorfer, Hadhazy, Hale, Lanaris, Perlman, Williams, Hand
Nays – None

There being nine (9) ayes and no nays, motion passes.

Correspondence and reports

Zoning/Building Officer report – Scott - None

Board discussion of status and implementation of prior matters - None

Public comment on any item not on the agenda

Ms. Hand opened the floor for public comment, seeing no one Ms. Hand closed public comment.

Mr. Perlman said he has an announcement. He said NJDOT is currently running a virtual public information center on a potential road diet along Route 27 between 8th Avenue and Brooksville Avenue. It started on October 2nd and runs through October 16, 2023. The website is route27highlandpark.com. On this website there is a preliminary preferred alternative for the road diet on that street. The public can watch a video and power-point. There is also a public comment section. Ms. Hand said it's lovely to see some movement on road changes that are part of our master plan. She said she is really glad to hear about that.

Adjournment

There was a motion to adjourn from Mr. Perlman and a second by Mr. Eisdorfer 7:58 PM the meeting was adjourned.

Respectfully submitted,

Sonia Monroy
Board Clerk