

# HIGHLAND PARK PLANNING BOARD

## MINUTES

May 11, 2023 @ 8:30 P.M.

Council Chambers, Borough Hall

221 South Fifth Ave. Highland Park, NJ

### Call to Order

The meeting was called to order by Chairperson Rebecca Hand at 8:30 pm. Annual Notice of this meeting was provided to the Star Ledger and to the Home News Tribune on January 31, 2023. In addition, notice of this meeting was faxed to the Home News Tribune and emailed to The Star Ledger and the Highland Park Planet on May 9, 2023, and was posted on the Borough website at [www.hpboro.com](http://www.hpboro.com) and on the bulletin board and doors at Borough Hall, 221 So. Fifth Avenue, Highland Park, NJ on May 9, 2023, and has remained continuously posted as required by law.

### Roll Call:

Present	Rebecca Hand, Scott Brescher, Alvin Chin, Khahlidra Hadhazy, Matthew Hale, Paul Lanaris, Padraic Millet, Jeff Perlman, Daniel Stern Cardinale, Allan Williams, Stephen Eisdorfer
Absent	None
<u>Board Professionals</u>	Roger Thomas, Esq., Bruce Koch, Borough Engineer, Chris Cosenza, Planner

Ms. Hand noted that on the agenda is a continuation hearing for JSM at Highland Park LLC from the last meeting on April 13, 2023. The Board heard testimony from the applicant but did not have an opportunity to address the applicant. Also, there remain some outstanding items. There is some correspondence from the professionals. There is a memo from CME Associates dated April 7, 2023 and a memo from LRK dated April 5, 2023. During the previous hearing, they reviewed all of the items but held back for the applicant to make additional statements about items 15 and 31 of the CME Associates memo and item 7.9 of the LRK memo. There was also an additional comment to item 7.13 about generator housing, but the applicant agreed to add the generator housing.

### Continuation Hearing:

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

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

Attorney Wolfson for the applicant noted that they are here in conjunction with the continuation of the application known as Buck Woods and he agreed with the summary set out on the record by Chairperson Hand. They did go back and look at items 15 and 31 on the April 7<sup>th</sup> memo from CME Associates. They cannot agree as it's written in terms of the things that are there. They need to discuss and figure out something on those issues and they are open to suggestions from Mr. Koch or Mr. Thomas as to how best to address that in a way that satisfies the Board and doesn't unduly burden the property. Attorney Thomas noted that it has to do with information involving the sanitary sewer engineering report that needs to be revised to include calculations to demonstrate the adequacy of both the proposed portion of the sanitary sewer system and the existing sanitary sewer downstream so that those calculations can be done. There was a concern with regard to that as raised by the applicant. There has been discussions with regard to that and he thinks that the situation can be addressed as follows. It is his understanding, based upon

discussions between the two Engineers, that the study as far as the sanitary sewer is concerned amounts to putting in some flow meters. Those flow meters will then be installed at appropriate locations and then will be recording data for a period of approximately 30 to 45 days and thereafter and it will determine whether or not there is an issue with regard to flow. If there's not an issue, then that ends the question. If there is an issue, then what will happen is that this matter, as a condition of a developer's agreement, there will be a requirement that the parties attempt to amicably resolve those issues. If they cannot, then the appropriate action is to return to Court. This is a matter that has been the subject of litigation regarding affordable housing and it would be returned to the appropriate affordable housing judge for further discussion and determination.

Mr. Wolfson clarified that if the Board were to approve the project it would include a condition that they work with the Borough Engineer as to the number and location of meters and then prepare whatever he believes necessary to satisfy the issue. Applicant has agreed to that condition.

**Resolutions:**

**Resolution P2023-01**

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

**Correspondence and reports.**

Zoning/Building Officer report - Scott

Board discussion of status and implementation of prior matters

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

- Planning Board to Conduct An Area in Need of Redevelopment Investigation of Certain Property Identified as Block 2202, Lots 1, 13, 19, 31, 37, 38, and 39 on the Borough's Tax Map to Determine whether the Planning Board finds that the Property Satisfies the Local Redevelopment and Housing Law In Need Criteria and Should be Declared In Need of Redevelopment without Condemnation Powers - Authorizing Loony Ricks Kiss To Conduct The Area In Need Of Redevelopment Study (Tract C)

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

**Adjournment**

There was a motion to adjourn from MILLET and a second by HADHAZY at 10:52 pm the meeting was adjourned.

Respectfully submitted,

Tanya Varela  
Board Clerk