

HIGHLAND PARK PLANNING BOARD
Highland Park Borough Hall-Council Chambers
221 So. 5th Ave.
Highland Park, NJ 08904
MEETING DATE – March 14, 2024 @ 7:30 P.M.

Call to Order

A Regular Meeting of the Highland Park Planning Board was held on Thursday, March 14, 2024 and was called to order by Chairperson Hand at 7:30 PM. Annual Notice of this meeting was provided to The Home News Tribune, the Star Ledger and the Highland Park Planet on January 23, 2024 and was posted on the Borough website at www.hpboro.com and on the bulletin board at Borough Hall, 221 South Fifth Avenue, Highland Park, NJ and has remained continuously posted as required by law.

Roll Call

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

Minutes:

May 11, 2023 Regular Mtg.

Ms. Hand began by asking if anyone has any comments or changes on the May 11, 2023 minutes. Mr. Eisdorfer said that on page one, last paragraph, Doug Wolfson’s name should be properly spelled out. Ms. Hand stated we will correct the name to read Attorney Wolfson. She asked if there were any other comments for the May 11, 2023 minutes. Seeing none, Ms. Hand solicited a motion on accepting the minutes with the modifications that were just set forth.

It was MOVED by PERLMAN and seconded by CHIN that May 11, 2023 minutes be approved with the changes. All in favor, Motion passes.

Resolution

Resolution P2024-01

Non-Condemnation Area in need of Redevelopment
Block 2202, Lots 1, 13, 19, 31, 37, 38, & 39

Ms. Hand stated this is a resolution memorializing action taken by the planning board on December 14, 2023. She asked if any members of the board have any comments on the proposed resolution. Seeing no comments on the proposed resolution, she opened up the meeting to the public for comments on the proposed resolution. Seeing none, she closed the public comments and solicited a motion to adopt the resolution.

It was MOVED by STERN CARDINALE and seconded by HALE to adopt the resolution.

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

There being eight (8) ayes, no (0) nays, and one (1) abstention motion passed.

Hearing on New Matters:

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

P2023-01
Minor Subdivision and Request for
Waiver of Submission Requirements

Ms. Hand stated we have a hearing from JSM at Highland Park LLC, Gabrielle Estates, on their minor subdivision and request for waiver submission requirements.

Douglas K. Wolfson, Attorney for JSM stated this is a continuing saga of the Buck Woods property. This Board granted an approval some time ago with a resolution. As you may or may not know, back in the 50's and 40's, people filed maps in order to sub-divide. There were no subdivision applications with planning boards. This property is one of those that have to use the legal term zillion lot lines based on 25x100 lots. All kinds of things that are not conforming and could never be built. One of the conditions that were imposed by town professionals was that in conjunction with resolution compliance that we move to consolidate which is like a reverse subdivision to eliminate the lot lines and make the Buck Wood's property one lot. He said Mr. Aulenbach will explain from an engineering standpoint on behalf of the applicant what it means in professional terms.

Attorney Lynch sworn in Mr. Aulenbach. Ronald Aulenbach stated these lots were created some time ago. There are 49 little individual lots. A majority of them are 25 foot wide lots. We are here to do a lot consolidation or a reverse subdivision. We have already obtained a proposed lot number from the Borough Assessor. We are simply just eliminating the 49 lots and creating one overall lot for the entire site. This does not change anything about site plan approval or anything. It is just getting rid of all those little lot lines in the middle. It is just clean up the site itself as part of our approval process.

Attorney Wolfson stated there are no change in the footprint of the building, no change in access to internal roadways and no change in utilities. Mr. Aulenbach responded, "that is correct". Ms. Hand stated part of this is a waiver of certain submission requirements. Can you speak on those submission requirements. We have to address the completeness of your application. Mr. Aulenbach responded, as indicated in your professionals' letters when you submit an application there is a checklist requirement because it is just merely a lot consolidation. We ask for waivers of all the other submission requirements that we refer to as a minor subdivision application. It is simply all the other details and plans which I believe the professionals were comfortable with us not submitting it again because it is just a lot consolidation. It does not affect the site plan itself or anything that this Board had already taken action on. Ms. Hand asked the professionals for their opinions on the completeness of the application. Engineer Koch said he would agree with the request for the waivers and find it to be complete. Planner Cosenza stated he concurs. Ms. Hand asked the Board members if they have any questions about the request for waiver submission for completeness of the application. Seeing none, she solicited a motion to deem the application complete in this current form.

It was MOVED by EISDORFER and seconded by PERLMAN to deem the application complete in this current form.

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

There being nine (9) ayes and no nays, the application was deemed complete.

Ms. Hand asked Mr. Aulenbach what is the plan for the easement that runs across the different lots. Mr. Aulenbach said as it was indicated in Engineer Koch's letters, there are several utilities that are cut through the middle of the site. As some of the board members may remember as part of our site plan approval, we are relocating those utilities in various locations. Water and sewer are being rerouted to the western side of the property as part of our site plan approval. It was requested and we agreed to this condition that we would create new easements and deed them to the Borough for those relocating utilities. Once those new utilities are relocated and the Borough has accepted them, the easements will be recorded and then we can go ahead and vacate the old easements that would run underneath the proposed building. Ms. Hand said that covers the sewer easement. But do you have everything you need to relocate the other utility easement? Mr. Aulenbach stated we are in the process of vacating the AT&T easement because there are no utilities on site itself. The utilities that will relocate takes care of sanitary sewer, storm sewer and water are the three other utilities that currently cut through the site. They are all being relocated because they currently run underneath the proposed building. Ms. Hand said but your current proposed deed would preserve the utility easements and you will just work that out later with the other easement holders. Mr. Aulenbach responded with a yes. He said as part of the lot consolidation easements are not being changed or touched. They still remain in effect until such time that we are able to relocate it. Once the Borough signs off, then we could vacate the prior easements. But they are there for now until such time that we vacate it. The Borough has to agree and sign off on the vacating of those existing easements. Attorney Wolfson said we have to prepare the deed and send them either to Roger or the town's attorney to review. Ms. Hand said I just wanted to make sure that this was not going to affect the AT&T easement since they are obviously not here to comment on it.

Ms. Hand asked the board if anyone has any questions for the applicant. Mr. Williams asked does the surveyor only need six points for the whole thing. Mr. Aulenbach said no. He said when the surveyor goes out there as part of the original survey, he is tying in several points throughout the neighborhood. This is simply using existing outbound which is unchanged. We are simply just eliminating those internal lot lines that go through the middle.

Ms. Hand opened up the matter to members of the public. Seeing no members of the public who wish to be heard I'm going to close the public portion comments for the hearing and solicit a motion to approve the application subject to deed approval and the reports of our professionals.

It was MOVED by PERLMAN and seconded by CHIN to approve the application subject to deed approval and the reports of our professionals.

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

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

Correspondence and reports.

Zoning/Building Officer report – Scott

Mr. Brescher indicated there was a permit for a new two-family house on South 3rd Avenue.

Public comment on any item not on the agenda.

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

Adjournment

There was a motion to adjourn from Mr. Chin and a second by Mr. Lanaris at 7:54 PM the meeting was adjourned.

Respectfully submitted,

Sonia Monroy
Board Clerk