

**BOROUGH OF HIGHLAND PARK  
MAYOR & COUNCIL REDEVELOPMENT MEETING**

221 South Fifth Ave.  
Highland Park, NJ  
April 24, 2018 at 6:00 PM

**CALL TO ORDER**

The Regular Meeting of the Highland Park Redevelopment Agency was called to order in accordance with the Open Public Meetings Act by Mayor Brill Mittler at 6:06 pm Mayor Brill Mittler indicated the location of the fire exits.

**ROLL CALL**

Present: Mayor Gayle Brill Mittler, Council Members, Josh Fine, Elsie Foster-Dublin, Matthew Hersh, and Susan Welkovits  
Absent: Councilman Philip George, Councilwoman Stephany Kim-Chohan  
Professionals: Mr. Joseph Baumann, Counsel

**PRESENTATIONS**

- Brief Introduction: Special Counsel Joe Baumann

Mr. Joseph Baumann, McManimon Scotland and Baumann Redevelopment Counsel with offices in Roseland, Newark, and Trenton NJ. He has been practicing about 30 years, attended Rutgers Law School. He was originally hired as the Highland Park Redevelopment Agency Counsel and served in that capacity for a number of years and the agency was dissolved.

Mr. Baumann said that the redevelopment law allows for the creation of redevelopment agencies and municipalities have the right to exercise the redevelopment powers themselves in which you serve as the redevelopment entity and your responsibilities as Mayor and Council are the same you have just added powers as a governmental entity related to redevelopment.

**RESOLUTIONS**

Resolution R2018-01                      Approval of Bills List

It was MOVED by FINE and seconded by WELKOVITS that Resolution R2018-01 be approved.

ROLL CALL: Ayes – Fine, Foster-Dublin, Hersh, Welkovits  
                  Nays – None  
                  Absent – George, Kim-Chohan

There being four (4) ayes and no nays, Resolution R2018-01 was approved.

Resolution R2018-02                      Approval of ANT Realty Redevelopment Agreement

Mr. Baumann said that this agreement is the first redeveloper agreement and we have been working with Anton for 2-3 years old. He said that the agreement before everyone fairly lean, does not involve eminent domain, buying and selling property, no financial incentives, it addresses the three or four things that it has to have which is a commitment to commence the project, deadlines to complete the project and design requirements.

Mr. Constantine said that the project is on Raritan Avenue, the project has been deemed complete by his firm LRK and CME Associates and he is scheduled before the Planning Board on May 22, 2018 for site plan approval. He said that there is up to three commercial spaces or one large commercial space, tenant specific fit, three two-bedroom apartments and one one-bedroom and one of the apartments is an affordable housing unit.

Mayor Brill Mittler reminded everyone that there was a parking caveat in the agreement. Councilwoman Welkovits said that it was exhibit c in the agreement.

It was MOVED by WELKOVITS and seconded by HERSH that the resolution be approved.

ROLL CALL: Ayes – Fine, Foster-Dublin, Hersh, Welkovits  
Nays – None  
Absent – George, Kim-Chohan

There being four (4) ayes and no nays, Resolution R2018-02 was approved.

### **PUBLIC COMMENT**

Mayor Brill Mittler open the floor for public comment, there being no one present public comment was closed.

### **HEARING OF NEW AGENDA ITEMS**

- 130-134 Raritan Ave project overview, next steps

Borough Administrator indicated to Council that this would be the next item that will be forthcoming.

Mr. Constantine said this particular site is on Raritan Avenue it is diagonally across the street next to the corner Sunoco station, South 2<sup>nd</sup> and Jack's hardware, it is a two lot assemblage that had a prior three story mixed use building approval that was never acted upon. That plan had a rear access parking that was accessed through an 8' alley off Park Place and the applicant is proposing not to change the access to the parking but increase the scale of the building. He said that they have been to the screening committee a few times and they are proposing a four-foot building with a partial fifth floor, which is terraced back from Raritan Avenue. He said that the redevelopment plan would need to be amended and zoning in order to allow the partial fifth floors and suggesting looking to allowing that along Raritan Avenue, perhaps not everywhere but on a select or conditional basis perhaps one per block, no corner lots, etc. He said that there were five story buildings that bookend the avenue. We did ask the client to increase the affordable housing numbers, there are sixteen apartments, which would normally result in 15%, and we are asking for three units, which is almost 20%.

Mayor Brill Mittler asked when they were going to be ready to show something to the neighbors. Mr. Constantine said that he and Mr. Baumann discussed the process on that and one recommendation was to amend the plan that would enable this sort but it had to be conditional so we control the ability for somebody to exercise the additional right, our control and our condition based on some conditions that we could use for other locations if the right project merged and once that amendment is made to the plan and zoning there could be some additional neighborhood meeting done at that time. The terrace idea came from the screening committee

based on the first drawings, eliminating shadowing on the avenue and not giving it a block look or canyon effect.

Councilman Hersh asked if there were any reductions in residential capacity because of the terrace. Mr. Constantine said that you are really just adjusting; we are also trying to find a design formula that could be applied elsewhere.

- Borough Square status

Borough Administrator Teri referenced the map that was requested, the red outline is the farmers market lot that the Borough owns, lot 4 is the Main Street lot which the Borough acquires and the back partial lot 6 so that gives a sense of the direction, heading toward third avenue.

- Proposed redevelopment meeting schedule

Mayor Brill Mittler said that they meet right now for Council meetings every other Tuesday and looking at holding one of the remaining Tuesday's as redevelopment entity meeting.

Administrator Jover said that Jen pulled this schedule together, we are proposing a 6 pm start time, and dates listed are proposed for feedback. We looked at the calendar and did our best to dodge other meetings and there may be some issues with some of your boards and commissions, but if everyone keeps Tuesday's free, it should not be an issue.

**ACTION ON ANY OTHER BUSINESS: NONE**

**ADJOURNMENT**

There being no further business, on motion made by Councilman Hersh, seconded by Councilwoman Welkovits and carried by affirmative voice vote of all Councilpersons present, the meeting adjourned at 6:47 PM.

Respectfully submitted,

Jennifer Santiago  
Deputy Clerk