

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

221 South Fifth Ave.
Highland Park, NJ
December 11, 2018 at 6:00 PM

CALL TO ORDER

The Regular Meeting of the Highland Park Redevelopment Entity was called to order in accordance with the Open Public Meetings Act by Mayor Brill Mittler at 6:05 pm Mayor Brill Mittler indicated the location of the fire exits.

ROLL CALL

Present: Mayor Gayle Brill Mittler, Council Members, Elsie Foster-Dublin, Fine, Matthew Hale, and Susan Welkovits

Absent: Councilwoman Kim-Chohan, Councilman George, Joseph Baumann, Redevelopment Attorney

Professionals: Teri Jover, Administrator, Jennifer Santiago, Deputy Clerk

APPROVAL OF MINUTES

November 20, 2018 Regular Meeting

It was MOVED by WELKOVITS and seconded by HALE that the minutes of November 20, 2018 with revisions be approved with a voice vote by all present the November 20, 2018 Regular meeting minutes as revised were approved.

November 20, 2018 Executive Session Meeting

It was MOVED by FOSTER-DUBLIN and seconded by HALE that the minutes of November 20, 2018 Executive Session be approved with a voice vote by all present the November 20, 2018 Executive Session meeting minutes were approved.

PRESENTATIONS - None

RESOLUTIONS

Resolution R2018-06 Executive Session – Property Acquisitions; Gateway project; Borough Square; 17 South 10th Avenue

It was MOVED by WELKOVITS and seconded by HALE that Resolution R2018-06 be approved.

ROLL CALL: Ayes – Foster-Dublin, Hale, Welkovits

Nays – None

Absent – Fine, George, Kim-Chohan

There being three (3) ayes and no nays, Resolution R2018-06 was approved.

PUBLIC COMMENT

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

DISCUSSION ITEMS:

1. 130-134 Raritan Avenue

Mr. Constantine provided a brief overview. He said that this property was located between the former Sunoco and Jack's hardware and was previously approved for a 3-story mixed-use building. The redevelopment plan was amended to allow for a 4-story building with a 5-story set back. Revised architectural plans were received and can proceed with the neighborhood meeting. He said that he has been working with the applicant's Attorney and once everything is final, they will be ready to proceed with a site plan. Sixteen two bedroom apartments over ground floor retail and one three bedroom for COAH compliance for a total of three affordable units.

2. 433 Cleveland Avenue

Mr. Constantine said this came through as a re-zoning request to the Council. Across the street from this property is the R1 zone primary single-family homes. There are a lot of other changes further down Cleveland Avenue and they recommended that rather than going into a site specific re-zoning, going into a redevelopment plan process. The Cleveland Avenue corridor has gone through the most transition and he recommended the Borough do a sub-area Master Plan update. The applicant has done extensive mapping, 450-500 students, some from Highland Park. Some of the students are bussed through Highland Park to Piscataway at the present time; there would be a certain number of students that would walk or bicycle or dropped off by their parents. Madison the first block has no sidewalks, second block has partial and bike infrastructure and if we take this avenue and end up at the end of the redevelopment plan those types of items could be negotiated into the plan. It also potentially opens up a PILOT or payment in lieu of taxes. He said that the applicant does own a couple of properties across Cleveland on the residential side of the street. He indicated that when he and the Borough Attorney met with Mr. Stern a commitment was made to get a scope to Mr. Stern this week with the Council's consent. He said that this could start in January and try to get out with some stakeholder meetings. The redevelopment area would only be the properties that Mr. Stern controls in both zones, and to do this as a planning study for the broader area. Mr. Constantine said that Mr. Stern owns lots across the street and the redevelopment planning process is a way to capture them. He said the bigger issue is what is the future of Cleveland Avenue corridor it is definitely in transition and feels it is the Borough's responsibility to figure if this will remain light industrial, or flex transition zoning.

Councilwoman Welkovits said that she was concerned with traffic in that area, you can go through, and you are going to have buses with students going down that one little street at the same time along with walkers and bikers. Mr. Constantine said that he did have a circulation plan; he said that he would a scope to the applicant by the end of the week and the Borough Attorney would talk with him about that; would embark on a process to begin in January and LRK would need to be authorized as Planner, the Planning Board is going to be assigned to be a part of this. He said soon he would like to set up a stakeholder meeting with the businesses in that area to see what they think the future of Cleveland Avenue is. The next would be organizing a community meeting and that would be set up with a variety of stations speak about the future of the Cleveland Avenue corridor

Councilman Hale indicated that he would like to see more rateables in that area. He said that he read somewhere about campus type developments anchored by a school and surrounded by for example a karate school, splash zone on the business side, etc. Mr. Constantine said we would need to look at what can happen under the existing zoning and there would be some scenario's that would generate a lot more trucks than school buses.

ADJOURNMENT

There being no further business, on motion made by Councilwoman Foster-Dublin, seconded by Councilman Fine and carried by affirmative voice vote of all Councilpersons present, the meeting adjourned at 7:52 PM.

Respectfully submitted,

Jennifer Santiago
Deputy Clerk