

Highland Park Environmental Commission

Meeting of May 18, 2005

Minutes

Present: Michael Rosenberg, Jonathan Abrahams, Arnold Henderson, Laurel Kornfeld,
Councilman Gary Minkoff

1. The meeting was called to order at 8:20 PM.
2. The minutes of the April 20, 2005 meeting were approved.
3. Correspondence
 - a) We received the borough's 2004 Recycling Tonnage Report from Frank Troy, DPW Recycling Coordinator.
 - b) We received a copy of a letter from Menlo Engineering regarding Garlatti Realty, LLP, 401 Cleveland Avenue, Block 170, Lot 9.01 and 10.01 and Block 154, Lot 12, asking the DEP for a Freshwater Wetlands Letter of Interpretation.
 - c) We received a copy of a letter from DEP to county executives and mayors along with an application for a total of \$15 million in available in low interest loans to finance lake dredging and restoration projects.
 - d) We received an email from Ann Segal on Exeter Street regarding heavy blue wood smoke being pumped out of a chimney at 11 Exeter Street, across the street from her house. Mike will call Scott Luthman at the Code Enforcement Department and find out to whom this concern should be directed.

4. Site Plans

- a) Rivky Green
120 Barnard Street
Docket No.: # 98-19-05
Block and Lot: B-98, L-19

The applicant proposes to add a 10 X 14-foot deck at the rear of a house on a 50 X 100-square foot lot. She is applying to the Zoning Board for a variance for a pre-existing side yard setback and a new variance for maximum impervious coverage, which is proposed to increase from 44% to 47%. No Comments.

- b) Cream Fun, LLC
223 Raritan Avenue
Docket No.: # 162-30-05
Block and Lot: B-162, L-30

The applicant proposes to put a Carvel ice cream store on the first floor of a building now used as a hair salon and apartments on the second floor. An application for a minor site plan approval is being sought as well as a waiver from site plan requirements since only internal changes are being made. The second floor will be changed from offices to apartments, and the owners plan to live there. No Comments.

- c) New Athens Corner
28 Woodbridge Avenue
Docket No.: # 50-1-3, 26, 27-05
Block and Lot: B-50, L-1-3, 26, 27

The owner is applying to the Planning Board to expand the use of the building, which is now a store, to include the sale of packaged goods and liquor. No Comments.

d) Yoseph Dror
304 Raritan Avenue
Docket No.: # 31-2-05
Block and Lot: B-31, L-2

The owner is applying to the Planning Board for a one-story 42-square foot addition to the back of the building housing Penny's Restaurant for use as a kitchen. He wants to provide space for a refrigerator and deliveries to the kitchen. No Comments.

e) Seo Youn Park
175/179 Raritan Avenue
Docket No.: # 118-4, 5, 7-05
Block and Lot: B-118, L-4, 5, & 7

This application to the Zoning Board is for a proposed auto body and auto repair shop in what was formerly an antique store. No construction is proposed. The owner already owns an adjacent auto repair shop and plans to store cars in this building. The lot is partially in a commercial district and partially in a residential district. The parking lot is proposed for lot 4, which is zoned residential. The applicant states there will be a buffer but provides no plan. No Comments.

f) Maximum & Co., L.P.
224 South 11th Avenue
Docket No.: # 68-15, 16, 17-05
Block and Lot: B-68, L-15, 16, & 17

The applicant is seeking to change the use of this 7,500-square foot lot from a single-family residence to a two-family duplex. A use variance is being sought since the lot is in the single-family residential zone. A second variance for increased permitted density is also being sought. The new building will be 39 X 52 with two stories. No Comments.

g) 182 Woodbridge Avenue Corp.
182 Woodbridge Avenue
Docket No.: # 73-3, 4, 5-05
Block and Lot: B-73, L-3, 4, & 5

The applicant is proposing a one-story addition to the front and a two-story addition to the rear of a building currently used as a restaurant, bar, and upstairs residential apartments. The building is on a 75 X 100-foot lot. Variances are being sought for expansion of a non-conforming use, increase in permitted floor-area ratio, and maximum impervious coverage. Impervious coverage is now 72%; proposed is 100%, and maximum allowed by ordinance is 80%. Comments: Keep impervious coverage within the ordinance, and provide landscaping and buffer.

5. Old Business

- a) Highland Park Street Fair. We will have our own booth next to the Shade Tree Advisory Committee booth in front of the Stop and Shop parking lot.
- b) Environmental Education Center. No new information.

- c) Smart Growth Planning Grant. Mike spoke to ANJEC representatives, who informed him that we are not receiving the grant for the Green Strategic Plan. Gary will find out if they funded anyone and if so, will ask if they could give us a copy of the winning proposal.
- d) Extreme Green Makeover Video Grant. Clint Andrews is interested in writing a grant to create a video of a sustainable project in the borough. If we can get a willing participant, the Dodge Foundation might be interested in this as a demonstration project. The foundation has issued RFPs for green education. The video would educate people by demonstrating specific things they can do to become more green. The idea is to show people the resources available and the techniques used.
- e) Green Community Working Group. Gary reported that the Green Community Working Group will unveil a new web site of green resources at the Bloustein School table at the Street Fair. They will link this site with the Environmental Commission's site.

6. New Business

- a) Co-sponsoring a Forum with the Board of Health. Laurel reported that the Board of Health is interested in having the Environmental Commission co-sponsor a community forum on environmental health in the fall. She will email Commission members information on a potential speaker suggested by Robyn Shumer and links to several web sites on household environmental health issues. Arnold suggested having the forum in the new Environmental Education Center. If the presentation is videotaped digitally, it could be converted to a file to put on our web site. Laurel will find out more information from Robyn and the Board and report back on this.
- b) Laurel will contact Erin Mannella to find out if she will be at the Street Fair and if she has before and after photos of Valley Place Ravine for us to display.
- c) Laurel reported that New Jersey Future is sponsoring a seminar with the New Jersey Fast Track Ombudsman.

7. The meeting adjourned at 10 PM. The next meeting of the Environmental Commission will take place on Wednesday, June 15 at 8 PM in Borough Hall.