

Highland Park Environmental Commission
Meeting of August 7, 2019
Minutes

Present: Michael Rosenberg, Jonathan Abrahams, Laurel Kornfeld, Allan Williams

1. The meeting was called to order at 8:10 PM.
2. The minutes of the June 5, 2019, meeting were approved. We noted that the minutes of the May 1, 2019, meeting were approved in an online vote.
3. Correspondence: None
4. Site Plan
 - a. Jassin, LLC
236 South 11th Avenue
Block 68, Lots 18-20
P2019-02

This application to the Planning Board is for a minor subdivision on South 11th Avenue. The current site has a ranch house with a garage. The applicant is proposing to demolish the house and split the property into two lots. The current lot is 10,000 square feet, so each of the two lots would be 5,000 square feet. At least one tree will have to be taken down. We noted the applicant will have to submit a landscaping plan for the new lots and that the application does have a section on tree replacement. No Comments.

5. Old Business
 - a) PSE&G Solar Farm. The site is now being prepared, covered with gravel, and the eroding steep slope has been stabilized and terraced. The Borough still has to complete the paperwork regarding removal of concrete in the adjacent Meadows area. PSE&G has not yet started putting in the solar panels.
 - b) Solop Major Subdivision Update. The current plan proposed for this property includes a new street (extension to Skyview Terrace) which will be only 20 feet wide. The width of the existing street is 31 feet. The Planning Board agreed to a 20-foot street width and approved the concept plan although it is still subject to review by the Police Department, Fire Department, EMS, and Department of Public Works. The current proposal includes a sidewalk along one side only of the new street but no curbs, storm sewers, or street lighting. The approval is scheduled to be memorialized at tomorrow night's (August 8) meeting. There is currently no timetable for this project to begin. There is still a question of whether the current conservation easement, designed for a public walking path, will be managed by the county or the borough. Exactly where the public path will be located also remains unclear. The Planning Board will discuss these issues tomorrow. A new easement for the path of stormwater on the property is also currently being discussed.

c) Meadows Update. Steve and the Meadows Trail Crew wanted to put up a new trail entrance going from Donaldson Street to the loop trail, but this project keeps getting delayed because of work on the adjacent solar farm. Part of the path to the river will be a boardwalk that will be anchored. The trail crew decided to rebuild the trail out to the river from the loop. This will be completed by August 22, when the grant report is due. Allan will write the grant report, and both Steve and Borough Administrator Teri Jover will review it. Along with the grant report, we need to send in copies of all purchase orders for the project. We will get the grant money at the end of this process. The borough laid out the money for the work and will be reimbursed with the grant funds.

d) Buck Woods. Several trees were planted on the site to help control erosion.

e) Environmental Commission Website. Nicole is working on it. Allan noted that the last time he updated the site was early June.

f) Environmental Education Center Condition. Teri Jover and Council liaison Phil George want to make the site more presentable.

g) Fence Repairs. Nothing new.

6. New Business

a) Proposed New Law on Storing Fill. Nothing new.

b) Temporary No Parking Signs and Street Trees on Raritan Avenue. Signs are being stapled to trees. We discussed alternatives, such as using lawn signs instead. Phil is supposed to look into this and give us an update on it.

c) Master Plan Re-examination. The borough's revised Master Plan will have a whole new section on code. This section will be designed to make it easier to take the content of the Master Plan and put it into ordinances. Rules will be changed for people who submit applications for 5,000-square-foot lots. Because these lots are non-conforming but grandfathered into the current Master Plan, applicants have to pay the expenses of going before the Zoning Board to make changes. The new Master Plan will establish new rules for these types of lots that will make it easier for owners to make such changes. They will still have to go through a review process, but they will not have to go before a board. A new zone will be established for the site of the solar farm. Borough-owned lots adjacent to the Meadows, currently zoned for single-family residences, will now be zoned for conservation. This recommendation will be made by the Planning Board.

A community survey will be conducted asking what residents want to see changed in the new Master Plan, such as suggestions for the commercial corridor. At least two public meetings

will be held on the Master Plan re-examination. At their November meeting, the Planning Board will vote to either approve or disapprove the revised Master Plan.

d) HP Bicycle and Pedestrian Master Plan. Several public meetings were held discussing this plan, which will be presented to the Planning Board at its meeting tomorrow. While it will become part of the Master Plan as a concept plan, there currently is no money to implement its suggestions. Allan noted that state, county, and borough officials have been involved in creating the plan, which is more than 100 pages long.

e) Borough Parking Lot by the Reformed Church. As part of a grant for the property received by Main Street, the parking lot will be repaved, and pavilions will be added

7. The meeting adjourned at 9:21 PM. The next meeting of the Environmental Commission will take place on Wednesday, September 4, 2019, in the Environmental Education Center at 20 River Road, Highland Park.