

Hightstown Planning Board
 Regular Meeting
 January 11, 2016, 7:30 p.m.

OPEN SESSION

Fred Montferrat, Chairman, called the meeting to order at 7:36 p.m. and read the Open Public Meetings Act statement: "Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was sent to the Trenton Times and the Windsor-Hights Herald, and is posted in the Borough Clerk's office."

Flag Salute – Chairman Montferrat asked Ellen Rosensweig and Jill Oster (Gary Rosensweig's daughter) to lead the Pledge of Allegiance

Roll Call

| | PRESENT | ABSENT | LATE ARRIVAL |
|------------------------|---------|--------|--------------|
| Mr. Lane | | X | |
| Mr. Montferrat | X | | |
| Mr. Misiura | | X | |
| Mr. Hansen | | X | |
| Mr. Mulleavey | X | | |
| Mr. Searing | X | | |
| Mayor Quattrone | X | | |
| Mr. Musing | X | | |
| Ms. Colavecchio | X | | |
| Mr. Balcewicz, Alt. #1 | X | | |
| Mr. Honsel | X | | |

Also in attendance: Sandy Belan, Planning Board Secretary, Tamara Lee, Borough Planner and Carmela Roberts, Borough Engineer. Scott Rekant, Attorney, Sokol Behot, LLP was also present.

APPROVAL OF AGENDA

Mr. Montferrat asked that the agenda be amended to move the Proclamation Presentation to the beginning. Mr. Montferrat asked for a motion to approve the agenda. Mayor Quattrone made a motion to approve the agenda as amended. Mr. Searing seconded.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

PRESENTATION OF PROCLAMATION – Gary S. Rosensweig, Planning Board Attorney

Chairman Montferrat welcomed Ellen Rosensweig and Jill Oster and expressed their appreciation for the years that Gary served the Board. Chairman Montferrat read the Proclamation and presented it to Ellen and Jill.

Ellen and Jill thanked the Board for the Proclamation and expressed how much Gary loved working with Hightstown.

NOMINATIONS OF CHAIRPERSON AND VICE CHAIRPERSON

Mayor Quattrone made a motion to nominate Fred Montferrat to serve as the Chairperson. Mr. Musing seconded the nomination. Seeing no other nominations, Mr. Montferrat closed the nominations.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

Mr. Montferrat nominated Harold Mulleavey to serve as Vice Chairperson. Mr. Searing seconded the motion. Seeing no other nominations, Mr. Montferrat closed the nominations for Vice Chairman.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments on the revised minutes of the December 14, 2015 Regular Meeting and Executive Session. Mr. Montferrat asked for a motion to approve minutes. Mr. Musing made a motion to approve the minutes. Mr. Balcewicz seconded.

Roll Call Vote: Mr. Montferrat, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mayor Quattrone abstained. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 7-0, 1 abstention.**

PUBLIC COMMENT

Mr. Montferrat opened the floor for any public comments.

Walter Sikorski, 326 North Main St. – I hope the Planning Board gives serious consideration to the property owners such as myself regarding any proposed changes that take away property owner's rights. (1) Most of the community is not aware of this attempt to change their Constitutional rights to their property. (2) There appears to be a lack of transparency about the process. Several of my neighbors are totally unaware. This does have a serious impact on a lot of people who are not aware. Recently the Council voted to grant tax abatement for historical restoration issues. Because of the nature of the tax structure in New Jersey, the other homeowners pick up the slack while others get abatements. I object to having any sort of designation imposed on my property that forces me to get any additional approvals for any changes to my property and limits my resale options. In conclusion, I hope the Planning Board gives serious considerations to the plight of homeowners like me in their deliberations at the workshops.

NEW BUSINESS

Resolution 2016-01 – 2016 Meeting Schedule

Mr. Montferrat asked for a motion to approve Resolution 2016-01 – 2016 Meeting Schedule. Are there any conflicts? Mr. Balcewicz noted that the October meeting is scheduled during the religious holiday (Oct. 11 and 12, Yom Kippur). The Planning Board October meeting will be scheduled for

Thursday, October 13, 2016 in-order to avoid conflict with religious holidays. Staff will make sure the room is available.

Mr. Musing made a motion to approve Resolution 2016-01 – 2016 Meeting Schedule as amended. Mr. Balcewicz seconded.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

Resolution 2016-02 – Newspaper Designation

Mr. Montferrat asked for a motion to approve Resolution 2016-02 - Newspaper Designation – Trenton Times and Windsor-Hights Herald. Mr. Mulleavey moved to approve. Mr. Searing seconded.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

Resolution – 2016-03 – Appointing the Planning Board Secretary

Mr. Montferrat asked for a motion to approve Resolution 2016-03 – Appointing the Planning Board Secretary. Mr. Montferrat nominated Sandy Belan, Planning Board Secretary, seconded by Mr. Musing. Mr. Searing moved to close nominations.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

Resolution 2016-04 – Appointing the Planning Board Engineer

Mr. Montferrat asked for a motion to approve Resolution 2016-04 – Appointing the Planning Board Engineer. Mr. Montferrat nominated Carmela Roberts, Planning Board Engineer, seconded by Mayor Quattrone.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

Resolution 2016-05 – Appointing the Planning Board Planner

Mr. Montferrat asked for a motion to approve Resolution 2016-05 – Appointing the Planning Board Planner. Mr. Montferrat nominated Tamara Lee, Planning Board Planner, seconded by Mayor Quattrone.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

Resolution 2016-07 – Adopting the Proposed Master Plan Amendment – Visioning for Downtown and Lakeside Improvements

Motion to approve by Mr. Musing and seconded by Mr. Mulleavey.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

OLD BUSINESS

- 1) Zoning – Signage in the Highway Commercial Zone – 29-12 - Grand Opening & Coming Soon Signs– Discussion – This includes the proposed changes suggested by George Chin, Zoning Officer.

Motion made by Mr. Mulleavey to forward the proposed changes to Ordinance 29-12 Grand Opening & Coming Soon Signs to the Borough Council for their approval. Motion seconded by Mr. Balcewicz.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Lane, Mr. Hansen, and Mr. Misiura were absent. **Motion passed 8-0.**

- 2) Portable A-Frame and Projecting Signs – Subcommittee would like additional time to review. If Board members have any suggestions, please send any comments to the Board Secretary. This will be discussed at the February meeting.
- 3) Workshop – Historic Preservation Ordinance – Workshop meeting will include Planning Board and Historic Preservation Commission and representative from SHIPO (State Historic Preservation Office) to explain the New Jersey guidelines for Historic Preservation ordinances. A second workshop will also include residents within the Historic District – question and answer period with SHIPO representative. George Chin will also attend.

Ms. Lee – The initial workshop with SHIPO will be to get clarification of what options are available. The second workshop would include the stakeholders (residents in Historic District) and get their feedback.

Mr. Balcewicz – The general public would not be invited to either of the workshops?

Mr. Rekant – The work meeting, meaning it is a public meeting, but only those within the Historic District will be permitted to speak to get their point of view. During the Planning Board's Regular meeting, anyone would be permitted to speak.

Ms. Lee – This is similar to the workshops held during the Master Plan Reexam. The public attended and listened, but did not participate.

Mr. Balcewicz – At this time, we are not proposing any changes for residences that are not in the Historic District?

Ms. Lee – That is one of the issues SHIPO will discuss and explain at the work meeting.

Mr. Musing – An educated public is a better informed public. Is there a reason why the public would not participate in these work meetings? As we are getting educated, it might also make sense to educate the stakeholders and residents at the same time.

Once the Planning Board has a draft of the proposed ordinance, a public hearing will be held.

Two “work meetings” will be held: (1) Planning Board, Historic Preservation Commission and representative from SHIPO and (2) Planning Board, stakeholders and SHIPO.

Mr. Rekant – The same meeting notification that is required for the Open Public Meeting Act is only required.

Ms. Lee – There is nothing that precludes the Planning Board from sending a letter to the stakeholders regarding the meeting.

Mr. Montferrat – No action is being taken at either of these working meetings.

Mr. Rekant – Suggested contacting the Windsor-Hights Herald to determine if they would be interested in doing a story about this issue.

Mr. Montferrat – we will do a calendar to Planning Board and Historic Preservation Commission to establish a date and time for the working meeting.

NEW BUSINESS

- 1) Appointing member of Planning Board to serve as liaison to the Environmental Commission (voting member, meet fourth Tuesday, 7:00 p.m.). Harold Mulleavey was reappointed and Fred Montferrat will serve as his back up.
- 2) Appointing member of Planning Board to serve as liaison to the Historic Preservation Commission: Jason Honsel is currently an appointed member to the Historic Preservation Commission. He will also serve as the Planning Board liaison.

EXECUTIVE SESSION

Chairman Montferrat read the Resolution 2016-06 Executive Session.

Resolution 2016-06

BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER, STATE OF NEW JERSEY

AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC

BE IT RESOLVED by the Planning Board of the Borough of Hightstown that this body will hold a meeting on January 11, 2016 at or after 7:30 p.m. in the First Aid Building located at 168 Bank Street, Hightstown that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.

The general nature of the subject to be discussed:

Anticipated Litigation regarding Borough of Hightstown and Council on
Affordable Housing and any continuing court matters

Professional Services – Planning Board Attorney

Stated as precisely as presently possible the following is the time when and the circumstances under which the discussion conducted at said meeting can be disclosed to the public April 11, 2016 or such date when the need for confidentiality no longer exists.

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with sections 8 and 4a of the Open Public Meetings Act.

Mr. Montferrat asked for a motion to go into Executive Session. Motion made by Mr. Musing and seconded by Mr. Balcewicz. Unanimous consent.

Planning Board closed Executive Session and returned to Regular Meeting.

PROFESSIONAL REPORTS

Ms. Roberts – the bridge project is close to completion.

CHAIRMAN AND BOARD MEMBER COMMENTS

Mr. Balcewicz – Reminded everyone about the Joint Borough Council and Planning Board Meeting – Monday, January 25, 7:00 p.m. Firehouse Hall to discuss the Rug Mill Property Redevelopment Concept. Action will not be taken at this meeting.

Mr. Musing – Think it will be an exciting year, looking forward to working with everyone. Big strides forward. A lot of work has been done on various parts of the Master Plan, I hope in 2016 we can start to look at the rezoning aspect. I think that will be a big part in continuing to make Hightstown a better place for businesses and families. Happy New Year!

Mr. Mulleavey – Looking forward to 2016 and the great opportunities.

Mayor Quattrone – Thanked the Board for the grand opening ordinance. I know it will be an exciting January.

Mr. Montferrat – Happy New Year to all. Looking forward to accomplishing a lot this year.

Chairman Montferrat - Mr. Misiura will be the Planning Board liaison. He is unable to attend this meeting due to the sudden death of his brother. He has served as liaison previously. Looking forward to working with him again.

There being no further business Mr. Montferrat asked for a motion to adjourn. Motion made by Mr. Balcewicz and seconded by Mr. Honsel. Unanimous consent. Meeting adjourned at 9:06 p.m.

Respectfully submitted,



Sandra Belan
Planning Board Secretary