

Hightstown Planning Board
 Regular Meeting
 February 8, 2016, 7:30 p.m.

OPEN SESSION

Fred Montferrat, Chairman, called the meeting to order at 7:32 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

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.

OATH OF OFFICE

Mayor Quattrone read the Oath of Office for the following Planning Board reappointments and appointment:

John Lane and Fred Montferrat (4-year term); Joseph Balcewicz (2-year term);
 William Searing and Steve Misiura (1-year term)

APPROVAL OF AGENDA

Mr. Montferrat asked that the agenda be amended to add Resolution 2016-09 Appointing Planning Board Attorney after the Executive Session. Mr. Montferrat asked for a motion to approve the agenda as amended. Mr. Musing made a motion to approve the agenda as amended. Mr. Hansen seconded.

Roll Call Vote: Mr. Lane, Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Musing, Mr. Searing, Mr. Mulleavey, Mr. Hansen, Mr. Balcewicz and Mr. Honsel voted yes. Ms. Colavecchio was absent.

Motion passed 10-0.

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments on the minutes of the January 11, 2016 Regular Meeting. Mr. Montferrat asked for a motion to approve the minutes. Mr. Lane made a motion to approve the minutes. Mr. Balcewicz seconded.

Roll Call Vote: Mr. Lane, Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Mr. Hansen, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Misiura abstained. Ms. Colavecchio was absent. **Motion passed 9-0; 1 abstention.**

Mr. Montferrat asked if there were any corrections or comments on the minutes of the January 11, 2016 Executive Session. Mr. Montferrat asked for a motion to approve the minutes. Mr. Balcewicz made a motion to approve the minutes. Mr. Lane seconded.

Roll Call Vote: Mr. Lane, Mr. Montferrat, Mayor Quattrone, Mr. Musing, Mr. Searing, Mr. Mulleavey, Mr. Hansen, Mr. Balcewicz and Mr. Honsel voted yes. Mr. Misiura abstained. Ms. Colavecchio was absent. **Motion passed 9-0; 1 abstention.**

PUBLIC COMMENT

Mr. Montferrat opened the floor for any public comments.

Doug Mair, 536 South Main Street – Mr. Mair stated that the Planning Board and Borough Council past and present have stood in the way of the Rug Mill progress and the building of a municipal complex downtown, arguing over the most simplistic things. The concept of the new redevelopment of the Mill is both exciting and long overdue. I support it wholeheartedly.

I do not support the incorporation of the municipal complex. It was not good enough previously; it certainly is not good enough now. The time and money wasted then must not be forgotten and giving control of government buildings and land to a private management company will certainly add fuel to the fire for an injunction in superior court. Do not allow a private sector company to build and lease government buildings in an area you refused to allow three years ago.

There being no comments, Mr. Montferrat closed the public comments.

NEW BUSINESS

James Lentini, 116 Clinton Street - Informal Review – 224-226 Franklin Street (Block 29/Lot 8/RPO Zone) – Proposed Concept Four Retail Stores with four residential apartments above – Mr. Lentini reviewed the conceptual (copy provided to Planning Board) attached. During the recent redevelopment project overviews (Lakefront and Rug Mill Properties) heard numerous comments regarding the improvements needed on Franklin Street. I see this as a great opportunity to develop the Franklin Street property. I live behind this property, and would like to see something nice developed there. I currently live in Cranbury. I would like to speed the progress along as much as possible. Mr. Lentini expressed his enthusiasm for the two upcoming redevelopment projects.

Ms. Lee – Reexamination report addresses expanding the downtown business up Franklin St. This would be something the subcommittee should look at.

Mr. Montferrat – will appoint Preliminary Application Review Committee and contact Mr. Lentini to schedule a meeting.

OLD BUSINESS

- 1) Portable A-Frame and Projecting Signs – Subcommittee met with George Chin to review the projecting signs ordinance. Mr. Balcewicz reviewed proposed projecting sign ordinance – specifics location, size, bracket, material, overall design. Business will only be permitted to have either a projecting or A-Frame sign (not both). Discussion.

Mr. Musing – this is an easy step to beautify and show off the businesses. More prestigious signage will create a very nice appearance in the downtown area.

Question from Mr. Misiura regarding #2 – specific wording regarding the size dimensions. Suggested clarification regarding items a and b. Both sign ordinances (projecting and A-frame) were tabled until March meeting.

- 2) Historic Preservation Ordinance Workshop – A representative from SHPO (State Historic Preservation Office) will make a presentation during the March 14th Planning Board Meeting. The Historic Preservation Commission will also be invited. A second workshop will also be held with SHPO representatives.

EXECUTIVE SESSION

Chairman Montferrat read the Resolution 2016-08 Executive Session.

Resolution 2016-08
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 February 8, 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 May 8, 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. Mulleavey and seconded by Mr. Searing.

Roll Call Vote: Mr. Lane, Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Musing, Mr. Searing, Mr. Mulleavey, Mr. Hansen, Mr. Balcewicz and Mr. Honsel voted yes. Ms. Colavecchio was absent.
Motion passed 10-0.

Motion made by Mr. Lane and seconded by Mr. Musing to end Executive Session and return to Regular Meeting. Unanimous consent.

Planning Board closed Executive Session and returned to Regular Meeting.

Resolution 2016-09 – Appointing and Authorizing an Agreement for Professional Legal Services – Woolson Sutphen Anderson, P.C.

Discussion – Mr. Rekant suggested amending the wording regarding contract duration – instead of one year change to 2016 calendar year.

Motion made by Mr. Misiura to approve Resolution 2016-09 as amended. Mr. Mulleavey seconded the motion.

Roll Call Vote: Mr. Lane, Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Musing, Mr. Searing, Mr. Mulleavey, Mr. Hansen, Mr. Balcewicz and Mr. Honsel voted yes. Ms. Colavecchio was absent.
Motion passed 10-0.

PROFESSIONAL REPORTS

Ms. Lee gave a brief summary of her memo dated February 2, 2016, proposed initial Route 33 Ordinance Parameters. The Board discussed the timeframe for implementing the zoning revisions as proposed in the recent Maser Plan revision. The Route 33 Corridor study is currently the most developed and seems to be a good place to implement the proposed zone changes.

Scott Rekant – Thanked the Planning Board for their support. Gary Rosensweig had a long history with the Board and enjoyed working with Hightstown. Scott wished the Board continued success.

Mr. Montferrat expressed the Board's thanks to both Scott and Neil for their guidance and support during the last few months.

CHAIRMAN AND BOARD MEMBER COMMENTS

Mr. Balcewicz – With the publicity on the Rug Mill has anyone heard from East Windsor. Mr. Misiura has spoken with the Mayor of East Windsor and there does not seem to be any objection. There is no pilot involved and at this time no affordable housing.

Mr. Honsel – will be leaving Hightstown in May, moving to Delaware – St. Andrew's School.

Mayor Quattrone – R Black (Rug Mill owner) has applied for demo permit for the small building and trailer. All parties have signed 120-day conditional developer agreement. The Mayor expressed is pleasure with the positive press received on the Rug Mill development.

There being no further business Mr. Montferrat asked for a motion to adjourn. Motion made by Mayor Quattrone and seconded by Mr. Balcewicz. Unanimous consent. Meeting adjourned at 9:05 p.m.

Respectfully submitted,



Sandra Belan
Planning Board Secretary

