

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

OPEN SESSION

Fred Montferrat, Chairman, called the meeting to order at 7:31 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 Jolanta Maziarz, Planning Board Attorney. Carmela Roberts, Borough Engineer was not present.

APPROVAL OF AGENDA

Mr. Montferrat asked for a motion to approve the agenda. Mayor Quattrone made a motion to approve the agenda. Mr. Mulleavey seconded.

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

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments to the minutes of the March 14, 2016 Regular Meeting. Mr. Musing made a motion to approve the minutes. Mr. Balcewicz seconded.

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

Mr. Montferrat asked if there were any corrections or comments on the minutes of the March 14, 2016, Executive Session. Mr. Balcewicz made a motion to approve the minutes. Mr. Hansen seconded.

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

PUBLIC COMMENT

Mr. Montferrat opened the floor for any public comments on any items not on the agenda.

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

NEW BUSINESS

- 1) Resolution 2016-11 – Authorizing a Change to the Meeting Location of the Planning Board for the Remainder of 2016.

Discussion – Mr. Balcewicz suggested that the resolution be amended to include the first meeting in 2017 (Jan. 9, 2017).

Motion made by Mr. Balcewicz to approve Resolution 2016-11 as amended. Motion seconded by Mr. Musing.

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

Resolution 2016-11

***BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY***

AUTHORIZING A CHANGE TO THE MEETING LOCATION OF THE BOROUGH PLANNING BOARD FOR THE REMAINDER OF 2016

WHEREAS, with the adoption of Resolution 2016-01 on January 11, 2016, the Planning Board set the Planning Board meeting location as the First Aid Building located at 168 Bank Street; and

WHEREAS, the Planning Board finds that the location of the Hightstown Engine Co. #1 Firehouse Hall located at 140 N. Main Street would be better suited for said Planning Board meetings; and

WHEREAS, the Hightstown Engine Co. #1 has confirmed the availability of the Firehouse Hall for use by the Planning Board for their public meetings; and

WHEREAS, the Planning Board Secretary shall publicly advertise a notice of said

change to reflect the new meeting location; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Hightstown that effective with the May 9, 2016 and to the first meeting in January 2017 (January 9) said meetings of the Planning Board shall be held at the Hightstown Engine Co. #1 Firehouse Hall located at 140 N. Main Street in Hightstown; and

BE IT FURTHER RESOLVED that the Planning Board Secretary shall publicly advertise said notice of the meeting change location and the same shall be posted on the Borough website and the Borough Clerk's bulletin board in Borough Hall.

- 2) Proposed Ordinance Amendment – Enchantment of Hightstown Age-Restricted Housing. Mr. Musing recused himself because his mother resides at Enchantment.

Mayor Quattrone provided some background concerning the proposed change. Council attorney has reviewed and suggested that the Planning Board review. Discussion - permitting 20% of the residents to be 50 years of age instead of 55. Planning Board Planner and Attorney are of the opinion that the Borough Ordinance cannot be changed to reflect this change. This could be considered age discrimination.

Public Comment:

Ron Kohn, 1 Barton Drive, President, Enchantment Homeowners Association – Mr. Kohn provided some background regarding the proposed amendment. Hope this will increase the number of potential buyers.

The Council and Planning Board attorneys will review the proposed amendment and discuss. Item tabled until the May meeting.

OLD BUSINESS

- 1) Historic Preservation Ordinance – Mr. Musing recused himself. Mr. Montferrat stated that the SHPO presentation last month was very informative. Do not think the Borough is ready to take steps to become a Certified Local Government. A subcommittee will be formed to review the current Historic Preservation Ordinance 2-45. Ms. Maziarz will review the ordinance and will send a memo to the Board with recommendations and compliance with MLUL.

Public Comment:

Dimitri Musing, 137 Stockton St. – One of the best ways to maintain historic district is with property maintenance. Thanked the Board for their actions.

Mr. Musing returned to the dais.

- 2) Route 33 Ordinance – Planning Board did not receive the appropriate documents in order to discuss this matter.

The following documents will be emailed prior to the May meeting:

- a) East Windsor/Hightstown Borough Route 33 Corridor Zoning & Design Standards, dated August 2012
- b) Memo from Tamara Lee re Proposed Zoning for Route 33 Corridor Study Area dated March 11, 2013
- c) Memo from Tamara Lee re Proposed Initial Route 33 Ordinance Parameters dated February 2, 2016
- d) East Windsor Ordinance No. 2013-05 - Route 33 Corridor Revitalization Plan Ordinance, adopted June 11, 2013

EXECUTIVE SESSION

Chairman Montferrat read Resolution 2016-12 Executive Session.

Resolution 2016-12
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 April 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
 COAH - Affordable Housing and any continuing court matters

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 July 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. Searing.

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

Motion made by Mr. Misiura and seconded by Mr. Musing to end Executive Session and return to Regular Meeting.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Musing, Mr. Searing, Mr. Mulleavey, Ms. Colavecchio, Mr. Balcewicz voted yes. Mr. Hansen left the meeting at 9:25 p.m. Mr. Lane and Mr. Honsel were absent. **Motion passed 8-0.**

CHAIRMAN AND BOARD MEMBER COMMENTS

Ms. Lee – Yash Auto, 386 Mercer Street has requested an extension. Per Carmela Roberts three conditions not satisfied. Ms. Maziarz will draft resolution.

Minute Maid property – to date they have not complied with the settlement agreement. Fencing was never completed. Per attorney, this is a Borough enforcement issue.

PROFESSIONAL REPORTS

There being no further business Mr. Montferrat asked for a motion to adjourn. Motion made by Mr. Balcewicz and seconded by Mr. Mulleavey. All ayes. Meeting adjourned at 9:40 p.m.

Respectfully submitted,



Sandra Belan
Planning Board Secretary

