Meeting called to order by Fred Montferrat

PLEASE TURN OFF ALL CELL PHONES DURING YOUR ATTENDANCE AT THIS MEETING TO AVOID SOUNDS/RINGING OR CONVERSATIONS THAT MAY INTERFERE WITH THE RECORDING OR THE ABILITY OF ATTENDEES TO HEAR THE PROCEEDINGS. THANK YOU FOR YOUR COOPERATION.

STATEMENT: Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Laws 1975, Chapter 231. Said notice was advertised in the Trenton Times and Windsor-Hights Herald as required by law, and is posted in the Borough Clerk’s Office.

Flag Salute

Roll Call – Planning Board

Approval of Agenda

Approval of Minutes: June 10, 2019 Regular Meeting

Public Comment

Old Business - None

Hearing

1) JK AMQSR, LLC – 119 Franklin Street, Block 26, Lot 22.01 – Appeal of the Zoning Officer’s Decision dated April 29, 2019

New Business

2) Resolution 2019-122 - Resolution of the Borough of Hightstown, in the County of Mercer, Authorizing and Directing the Borough Planning Board to Determine Whether Certain Property Constitutes an Area in Need of Redevelopment

Committee and Professional Reports

Chairman and Board Member Comments

Adjournment
Hightstown Planning Board
Regular Meeting
June 10, 2019, 7:30 p.m.

OPEN SESSION

Fred Montferrat, Chairman, called the meeting to order at 7:30 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

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<th>PRESENT</th>
<th>ABSENT</th>
<th>LATE ARRIVAL</th>
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<tr>
<td>Mr. Montferrat, Chairman</td>
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<td>Mayor Quattrone</td>
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<td>Councilman Misiura</td>
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<td>Ms. Asselstine</td>
<td>X</td>
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<td>Ms. Colavecchio</td>
<td>X</td>
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<td>Ms. Jackson</td>
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<td>Mr. Rosenberg</td>
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<td>Mr. Searing</td>
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<td>Mr. Cicalesi</td>
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<td>Mr. Balcewicz, Alt. #1</td>
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<td>Mr. Cabot, Alt. #2</td>
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Also in attendance: Sandy Belan, Planning Board Secretary, Jolanta Maziarz, Planning Board Attorney, Carmela Roberts, Planning Board Engineer and Brian Slaugh, Planning Board Planner were not present.

APPROVAL OF AGENDA

Mr. Montferrat asked for a motion to approve the agenda. Motion made by Mr. Misiura and seconded by Mayor Quattrone to approve the agenda.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Ms. Jackson, Mr. Rosenberg, Mr. Cicalesi, Mr. Balcewicz and Mr. Cabot voted yes. Mr. Searing was absent. Motion passed 10-0.

OATH OF OFFICE

Mayor Quattrone administered the Oath of Office to Joanna Jackson.

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments to the minutes of the May 13, 2019, Regular Meeting.

Ms. Asselstine noted one correction to the minutes: Page 5 – Chairman and Board Member Comments – First paragraph – DOT Mobility Plan Application will be reviewed in early July (not June).
Motion made by Mr. Cicalese and seconded by Mr. Balcewicz to approve the May 13, 2019, Planning Board minutes as amended.

Roll Call Vote: Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Mr. Rosenberg, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Mr. Montferrat and Ms. Jackson abstained. Mr. Searing was absent. Motion passed 8-0, two abstentions.

PUBLIC COMMENT

Mr. Montferrat opened the floor for any public comments.

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

OLD BUSINESS - None

NEW BUSINESS

1) Complete Streets Presentation – Ms. Asselstine, Ms. Colavecchio and Councilman Misiura reviewed the Complete Streets PowerPoint Presentation

2) Mr. Montferrat gave an overview of the new Municipal Building on Mercer Street. Mr. Misiura gave an update on the proposed plans. Borough Council will have a public presentation on the Municipal Complex in early July.

Comments from Board members:
   a) Concerns about the traffic flow
   b) Meeting rooms with A/V and recording system
   c) Add a rain garden on the site

COMMITTEE REPORTS

Mr. Cabot - Historic Preservation Commission – Historic District Banners will be installed.

Mr. Cicalese – Mercer County Forum Bicycle Master Plan will take place at the Hightstown Memorial Branch Library, June 20, 5 to 7 p.m.

Ms. Asselstine – Installed new benches at Dawes Park; received funding for new equipment and repave basketball courts.

Chairman Montferrat asked members to please notify the Planning Board Secretary if you will not be attending the meeting. Over the next several months we expect to hear several applications that are being reviewed by the professionals.

There being no further business Mr. Montferrat asked for a motion to adjourn. Motion made by Ms. Asselstine and seconded by Mr. Cabot. All ayes. Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Sandra Belan
Planning Board Secretary

June 10, 2019

Planning Board
Resolution 2019-122
BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY

RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, AUTHORIZING AND DIRECTING THE BOROUGH PLANNING BOARD TO DETERMINE WHETHER CERTAIN PROPERTY CONSTITUTES AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., by Resolution 2003-19 duly adopted on December 1, 2003, as amended by Resolution 2018-72, adopted on March 19, 2018, the Borough Council ("Borough Council") of the Borough of Hightstown (the "Borough") designated the properties known as Tax Block 54, Lots 6-10, 13, 14.01, 16.01 & 23; Block 40, Lots 14-28; Block 33, Lots 1-30 & 32-36; Block 30, Lots 1-13; Block 28, Lots 56 & 57; and Block 21, Lots 1-14, 20 & 26 on the Borough’s official tax map (collectively, the “Redevelopment Area”), as an “area in need of redevelopment”; and

WHEREAS, a revised redevelopment plan (“Redevelopment Plan”) containing development standards for that portion of the Redevelopment Area which is known as Sub-Area I (Bank Street) was adopted by Ordinance Number 2015-04 of the Borough Council on April 20, 2015, which revised those redevelopment plans for the Redevelopment Area previously adopted by the Borough on September 7, 2004, October 2, 2006 and October 6, 2008, and which was subsequently further amended by ordinances adopted March 6, 2017 and April 2, 2018; and

WHEREAS, on March 10, 2017, the Borough and RBG Hightstown, LLC (“RBG”) entered into that certain Amended and Restated Redevelopment Agreement (the “Redevelopment Agreement”), pursuant to which, among other things, RBG agreed to redevelop the portion of the Redevelopment Area consisting of Block 30, Lots 1-7, Block 30, Lots 10-13, and Block 21, Lots 1-13, 20 & 26 on the Borough’s official tax map (collectively, the “Original Project Area”), which constitutes part of Sub-Area I (Bank Street), by constructing thereon a project including approximately 47,500 square feet of retail space, approximately 266 residential units, and associated parking and other infrastructure improvements, consistent with the Concept and Phasing Plan attached as Exhibit 2 to the Redevelopment Agreement (the “Original Project”); and

WHEREAS, RBG subsequently transferred its rights and obligations under the Redevelopment Agreement to the PRC Group (“PRC”),

WHEREAS, PRC has expressed a desire to also redevelop the parcels designated on the Borough’s tax map as Block 8, Lots 12-14, Block 28, 48-55, and Block 30, Lot 14 (collectively, the “Additional Property”), located adjacent to the Original Project Area, to more effectively redevelop the area; and

WHEREAS, the Borough desires to authorize and direct the Borough’s Planning Board (the “Planning Board”) to undertake a preliminary investigation to determine whether the Additional Property meets criteria for designation as an area in need of redevelopment; and

WHEREAS, if the Additional Property is determined to meet the criteria for designation as an area in need of redevelopment and the Township so designates the Additional Property, then the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of Borough of Hightstown, in the County of Mercer and the State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.
Section 2. The Planning Board is authorized and directed to undertake a preliminary investigation and conduct a public hearing(s) to determine whether the Additional Property meets criteria necessary for designation as an area in need of redevelopment under the Redevelopment Law and, if the Additional Property so qualifies, to recommend whether it should be so designated and should be incorporated into the Redevelopment Plan.

Section 3. In the event the governing body shall designate the Additional Property as a redevelopment area, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain.

Section 4. A copy of this resolution shall be forwarded to the Secretary of the Planning Board for action consistent herewith.

Section 5. This resolution shall take effect immediately.

CERTIFICATION

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 17, 2019.

[Signature]
Debra L. Sopronyi
Borough Clerk