

## **RESOLUTION 2014-19**

### **BOROUGH OF HIGHTSTOWN PLANNING BOARD ADOPTING THE PROPOSED 2014 ZONING MAP AS AN AMENDMENT TO THE HIGHTSTOWN MASTER PLAN LAND USE ELEMENT**

**WHEREAS**, the Hightstown Borough Planning Board (hereinafter referred to as the “Board”), pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-28 adopted on September 8, 2014, a Comprehensive Revision to the Borough’s Master Plan, dated August 11, 2014, and a Stormwater Management Plan Update, dated July 16, 2014, pursuant to N.J.S.A. 40:55D-93; et seq. (hereinafter referred to as the “Plans”); and

**WHEREAS**, a public hearing on the Proposed 2014 Zoning Map was held before the Board on October 14, 2014; and

**WHEREAS**, members of the public were provided an opportunity to provide comments on the Proposed 2014 Zoning Map; and

**WHEREAS**, the Board heard testimony from its professional planner, Tamara Lee, who prepared the Master Plan Amendment and Re-Examination Report and assisted in the preparation of the Proposed 2014 Zoning Map; and

**WHEREAS**, the planning objectives and recommendations articulated in the Master Plan Amendment advance long standing planning policies of by the Hightstown Planning Board beginning with the 1998 Master Plan. Those planning policies include but are not limited to: 1) promoting high valued ratables to help re-balance the Borough’s tax base, 2) revitalizing commercial districts with small scale retail development primarily along with some other uses such as offices, 3) creating streetscape designs for pedestrians and cyclist, 4) protecting the

Borough's historic town image and 5) preserving the existing residential character of the Borough; and

**WHEREAS**, the Hightstown Planning Board finds the Proposed 2014 Zoning Map to be substantially consistent with the 2014 Master Plan Amendment recently adopted by the Planning Board.

**NOW, THEREFORE, BE IT RESOLVED** that the Hightstown Planning Board has concluded that the Proposed 2014 Zoning Map be adopted and included as part of the 2014 Borough's Master Plan Land Use Element, and hereby adopts the Proposed 2014 Zoning Map, attached hereto.

This Resolution was adopted at a regularly scheduled meeting of the Planning Board of the Borough of Hightstown held on October 14, 2014.

I hereby certify this to be a true copy of the Resolution dated \_\_\_\_\_, 2014.

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Sandy Belan  
Planning Board Secretary

cc: E. Windsor Twp. Clerk  
Mercer County Planning Board  
Hightstown Borough Clerk  
Hightstown Construction Official  
Hightstown Zoning Official