

# ORDINANCE 2019-15

BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY

**AN ORDINANCE OF THE BOROUGH OF HIGHTSTOWN RE-ZONING CERTAIN PROPERTIES, ADOPTING AN UPDATED ZONING MAP, AND AMENDING AND SUPPLEMENTING CHAPTER 28, “ZONING,” OF THE “REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY.”**

**WHEREAS**, the Borough of Hightstown (the “Borough”) has previously adopted an Official Zoning Map, last dated September 2008, which depicts the boundaries of all zoning districts within the Borough; and

**WHEREAS**, as part of a periodic general reexamination (“reexamination”) of the Borough’s Master Plan, undertaken pursuant to N.J.S.A. 40:55D-89, the Borough’s Planning Board (the “Planning Board”) has recommended that the zoning districts that are currently identified as the “CC-1 Central Commercial District” and “CC-2 Central Commercial District,” along with all of the real properties situated therein, be reclassified to be part of a new zoning district to be known as the “DTC Downtown Core” District; and

**WHEREAS**, also as part of the reexamination process, the Planning Board has recommended that the zoning regulations governing the new “DTC Downtown Core” District be amended in certain respects from those which previously governed the “CC-1 Central Commercial District” and “CC-2 Central Commercial District”; and

**WHEREAS**, also as part of the reexamination process, the Planning Board has recommended that the zoning district that is currently identified as the “R-PO Residential Professional Office District,” along with all of the real properties situated therein, be reclassified to be part of a new zoning district to be known as the “DTG Downtown Gateway” District; and

**WHEREAS**, also as part of the reexamination process, the Planning Board has recommended that the zoning regulations governing the new “DTG Downtown Gateway” District be amended in certain respects from those which previously governed the “R-PO Residential Professional Office District”; and

**WHEREAS**, the Borough Engineer has prepared an updated Zoning Map which reflects and incorporates the new zoning district classifications; and

**WHEREAS**, a copy of the updated and amended Zoning Map, as prepared by Roberts Engineering Group, LLC, dated September 2019, is attached hereto as Exhibit “A” and made a part hereof; and

**WHEREAS**, it is the desire of the Borough Council to adopt the attached updated and amended Zoning Map so that it shall now represent the Official Zoning Map of the Borough pursuant to N.J.S.A. 40:55D-32; and

**WHEREAS**, the Borough Council also wishes to revise the Borough Code accordingly.

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED**, by the Borough Council of the Borough of Hightstown, in the County of Mercer and State of New Jersey, as follows:

Section 1. That the Borough hereby reclassifies the zoning district which was previously known as the “CC-1 Central Commercial District” to a new zoning district to be known as the “DTC Downtown Core”

District, and hereby rezones all of the properties located within the former “CC-1 Central Commercial District” (as shown on the Official Zoning Map dated September 2008) to the newly created “DTC Downtown Core” Zoning District (as shown on the Official Zoning Map dated September 2019).

Section 2. That the Borough hereby reclassifies the zoning district which was previously known as the “CC-2 Central Commercial District” to a new zoning district to be known as the “DTC Downtown Core” District, and hereby rezones all of the properties located within the former “CC-2 Central Commercial District” (as shown on the Official Zoning Map dated September 2008) to the newly created “DTC Downtown Core” Zoning District (as shown on the Official Zoning Map dated September 2019).

Section 3. That the Borough hereby reclassifies the zoning district which was previously known as the “R-PO Residential Professional Office District” to a new zoning district to be known as the “DTG Downtown Gateway” District, and hereby rezones all of the properties located within the former “R-PO Residential Professional Office District” (as shown on the Official Zoning Map dated September 2008) to the newly created “DTG Downtown Gateway” Zoning District (as shown on the Official Zoning Map dated September 2019).

Section 4. That, in accordance with N.J.S.A. 40:55D-32, the Borough Council hereby approves and adopts the amended and updated Zoning Map, which is attached hereto as Exhibit “A,” as prepared by Roberts Engineering Group, LLC and dated September 2019, to represent the Official Zoning Map of the Borough of Hightstown.

Section 5. That the updated Zoning Map, which is attached hereto as Exhibit “A,” shall supersede the prior Zoning Map of the Borough, which was dated September 2008.

Section 6. That Subsection 28-3-2, entitled “Zoning Map,” of Section 28-3, “Districts Established; Zoning Map,” of Chapter 28, “Zoning,” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey,” is hereby amended and supplemented in the following respects (deletions are shown with ~~strikeout~~; additions are shown with underline):

**Subsection 28-3-2                      Zoning Map.**

The boundaries of the districts are hereby established as shown on        the  
Zoning Map, Borough of Hightstown, Mercer County, New Jersey,    dated ~~September 2008~~  
September 2019, which, with all explanatory matter thereon, is hereby adopted and made a part  
of this chapter by reference.        Such map shall be kept on file in the offices of the Borough  
Clerk for the        use and benefit of the public.

Section 7. That Subsection 28-3-14, previously entitled “CC-2 Central Commercial District,” is hereby eliminated and repealed in its entirety, and subsequent sections shall be renumbered accordingly.

Section 8. That, since the revisions set forth in the within Ordinance were all recommended by the Planning Board as part of a periodic general reexamination of the Borough’s Master Plan pursuant to N.J.S.A. 40:55D-89, the notice provisions set forth in N.J.S.A. 40:55D-62.1 are not applicable to the zoning district classification changes set forth herein.

Section 9. That, following the adoption of this Ordinance, a copy of this Ordinance and the attached updated Zoning Map shall be filed with the Mercer County Planning Board and the Mercer County Clerk’s office in accordance with N.J.S.A. 40:55D-16.

Section 10. That, in the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.

Section 11. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 12. That this Ordinance shall become effective upon final passage and publication in accordance with the law, but not until a copy of this Ordinance and the attached updated Zoning Map have been filed with the Mercer County Planning Board and the Mercer County Clerk's office pursuant to N.J.S.A. 40:55D-16.

Introduction: October 7, 2019

Adoption: October 21, 2019

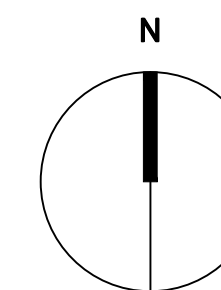
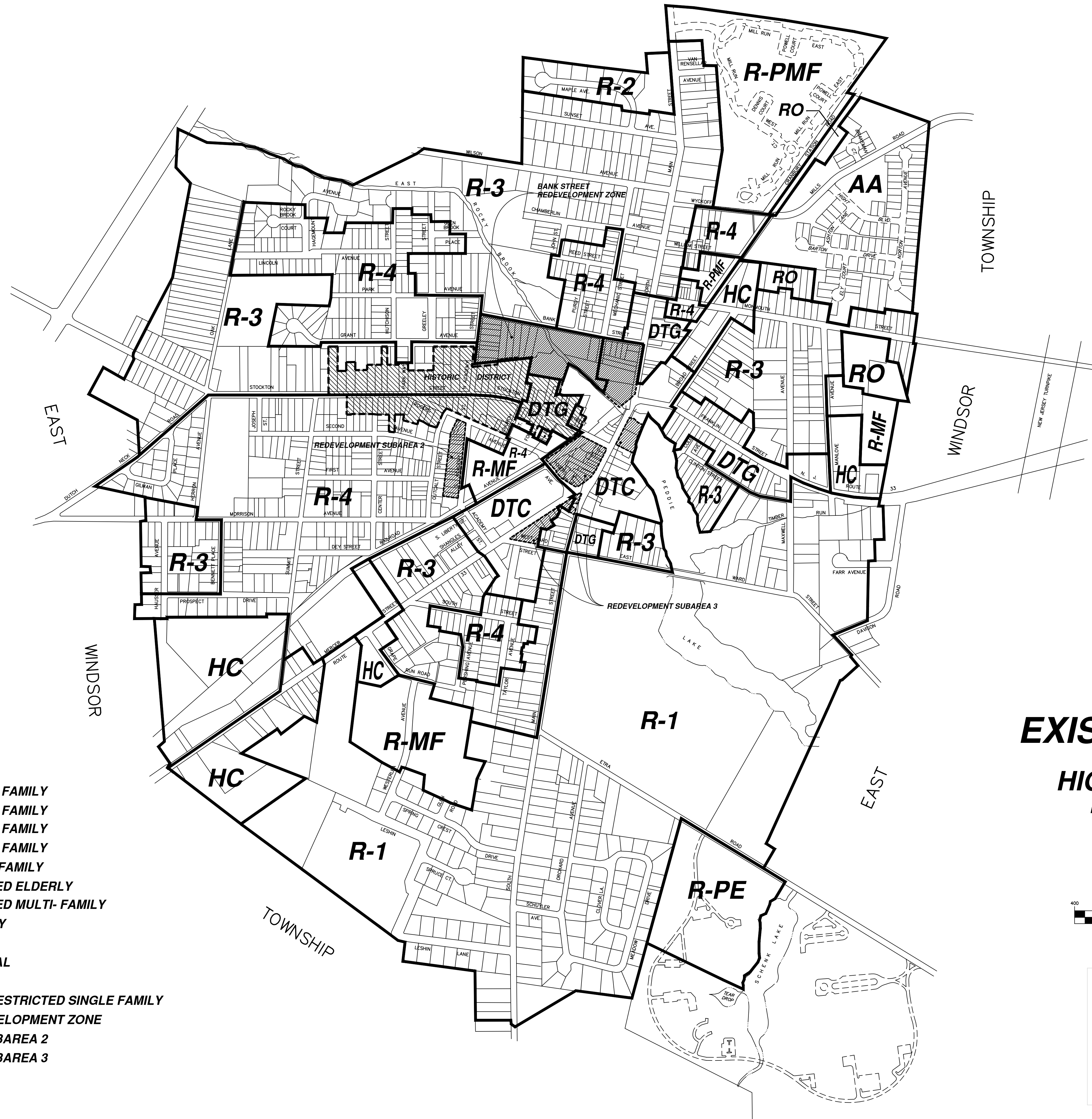
**ATTEST:**

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DEBRA L. SOPRONYI  
MUNICIPAL CLERK

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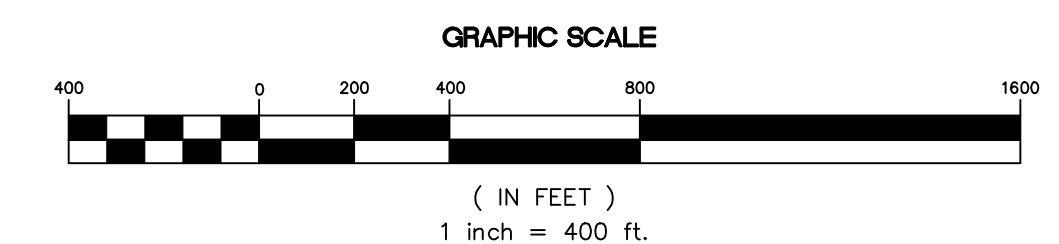
LAWRENCE D. QUATTRONE  
MAYOR



# EXISTING ZONING MAP

## HIGHTSTOWN BOROUGH MERCER COUNTY, NEW JERSEY

SEPTEMBER 2019



### ZONES

- R-1** RESIDENTIAL- SINGLE FAMILY
- R-2** RESIDENTIAL- SINGLE FAMILY
- R-3** RESIDENTIAL- SINGLE FAMILY
- R-4** RESIDENTIAL- SINGLE FAMILY
- R-MF** RESIDENTIAL- MULTI- FAMILY
- R-PE** RESIDENTIAL- PLANNED ELDERLY
- R-PMF** RESIDENTIAL- PLANNED MULTI- FAMILY
- DTG** DOWNTOWN GATEWAY
- DTC** DOWNTOWN CORE
- HC** HIGHWAY COMMERCIAL
- RO** RESEARCH OFFICE
- AA** ACTIVE ADULT AGE RESTRICTED SINGLE FAMILY
- BANK STREET REDEVELOPMENT ZONE**
- REDEVELOPMENT SUBAREA 2**
- REDEVELOPMENT SUBAREA 3**
- HISTORIC DISTRICT**

**Roberts**  
ENGINEERING GROUP LLC  
Women Business Enterprise Certified

CERTIFICATE OF AUTHORIZATION: 24GA28159100

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