

**Meeting Minutes  
Hightstown Borough Council  
Regular Meeting  
October 6, 2014  
6:00 PM**

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

Meeting called to order by Council President Susan Bluth at 6:02pm

*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 provided to the Trenton Times and the Windsor-Hights Herald, and is posted in the Borough Clerk's office.

The flag salute followed Roll Call.

	PRESENT	ABSENT
<i>Councilmember Bluth</i>	✓	
<i>Councilmember Hansen</i>	✓	
<i>Councilmember Kurs</i>	✓	
<i>Councilmember Misiura</i>	✓	
<i>Councilmember Quattrone</i>	✓	
<i>Councilmember Thibault</i>	✓	
<i>Mayor Kirson</i>		✓

Also in attendance: Debra Sopronyi, Borough Clerk; Henry Underhill, Borough Administrator; and Eric Harrison, Esq., JIF Attorney.

**Resolution 2014-202 Authorizing a Meeting Which Excludes the Public**

Councilmember Quattrone moved resolution 2014-202, Councilmember Hansen seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Resolution adopted 6-0.

**Resolution 2014-202**

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

**AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown that this body will hold a meeting on October 6, 2014 at 6:00 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.

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The general nature of the subject or subjects to be discussed:

Contract Negotiations – Union Contracts  
Shared Services (Various)  
Enchantment  
Litigation – LeTellier  
Pavlov  
Personnel – Tax Collector  
Attorney-Client Privilege – Executive Minutes of 9/3/13 & 12/16/13

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: January 6, 2015 or 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.

The public meeting was called to order by Mayor Kirson at 7:54 pm and he again read the Open Public Meetings Act statement.

The Flag Salute followed Roll Call.

Mayor Steven Kirson, Frederick Raffetto, Borough Attorney and Carmela Roberts, Borough Engineer joined the meeting during executive session and were now present. Mr. Eric Harrison had left the meeting during executive session and was no longer present. George Lang, CFO and James LeTellier, Police Director joined the meeting at this time.

Councilmember Quattrone moved the agenda as amended for approval, Councilmember Misiura seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Agenda approved 6-0.

Council President Bluth moved the September 3, 2013 Executive Session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members, Bluth and Quattrone voted yes; Council Members Hansen, Thibault, Kurs and Misiura abstained.

Minutes approved 2-0, with four abstentions.

Council President Bluth moved the December 16, 2013 executive session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Thibault, and Quattrone voted yes; Council members Hansen, Kurs, and Misiura abstained.

Minutes approved 3-0, with three abstentions.

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Councilmember Thibault made corrections to the September 15, 2014 open session minutes regarding his comments on ordinance 2014-05.

Council President Bluth moved the September 15, 2014 Open session minutes as amended for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Thibault, and Quattrone voted yes.

Minutes approved 6-0.

Councilmember Thibault moved the September 15, 2014 Executive session minutes for approval, Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Thibault, and Quattrone voted yes.

Minutes approved 6-0.

### **Presentation – Preserve America**

Mr. Richard Pratt, Historic Preservation Commission Chairperson advised that the HPC would like to apply for “Preservation America” designation, at no cost to the Borough.

Mr. Pratt advised that the program began in 2003 and more than 800 communities have been designated as Preserve American Communities nationwide; with only five being in New Jersey. He noted that communities may apply for the special Preserve American Communities designation that protects and celebrates its heritage; uses its historic assets for economic development and community revitalization, and encourages people to experience and appreciate local historic resources through education and heritage tourism programs.

He continued that the benefits of this designation include White House recognition, a Preserve America road sign; eligibility for special grants, authorization to use Preserve America logo materials, listing in a web-based directory, national and regional press releases and enhanced community visibility and pride.

The grants that are available are designed to support activities related to heritage tourism and innovative approaches to the use of historic properties as educational and economic assets, and range from \$20,000 to \$250,000. The grants, which are managed by the National Park Service, must be matched with non-federal funds and a sample grant that Hightstown needs would be to develop a walking tour brochure and map that guides visitors through the historic district, and a grant to develop a website for our historic resources, tours, updates and etc.

Mr. Pratt advised that there is no cost to apply and there are a lot of positives, we are only looking for approval from Council to have the Mayor sign the application.

Council thanked Mr. Pratt for all his hard work with the Historic Preservation Commission and noted that he has taken the lead on many new programs for the Borough.

Mayor Kirson opened the public comment period I and the following individuals spoke:

John Connor, 9 Spruce Ct. – commented that the location of Borough Hall is important to the community and that serious deliberation is necessary, noting the process that should be taken; he then distributed information to Council regarding leadership.

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Eugene Sarafin, 628 S. Main Street – noted that he is back from vacation; he thought the Borough was working on consolidation and would not be building a Borough Hall.

JP Gibbons, 602 N. Main Street – advised that the open public meeting which was referred to at the last meeting was sponsored by him. There were 80 – 90 residents in attendance and the business owners and residents worked together during the meeting. A recording of the meeting was made and is available at the library. The meeting permitted the residents to speak their mind and he suggested that Council should hold a meeting of this nature.

Rick Pratt, 214 Stockton Street – noted that he also attended the public meeting and it was a very good meeting with residents attending who do not attend Council, Board or Commission meetings.

There being no further comments, Mayor Kirson closed the public comment period.

**Resolution 2014-203 Authorizing an Application for a Loan from the New Jersey Environmental Infrastructure Financing Program**

Mayor Kirson called upon the Borough Engineer to give an explanation of this resolution.

Carmela Roberts, Borough Engineer, explained that this is an application for a low interest loan for needed improvements to the water and wastewater plants; this loan includes a program, which offers 50% forgiveness for small communities. She then explained the three tiers for the forgiveness program. The letter of intention for the loan is due October 1<sup>st</sup>, with the plans for the project and permit applications being due in March of 2015.

She then noted that after further investigation at the utility plants, there are three items that need to be added to the resolution: the rehabilitation of well #2, clean & paint the water plant tanks, and replacement of stormwater outfall pipes.

Councilmember Thibault moved resolution 2014-203 as amended, Council President Bluth seconded.

There was discussion regarding financing and the immediate need for repair to the digester. The Engineer confirmed that the \$10,000 in the resolution covers the preparation of the letter of intent for each loan which includes cost estimate, the reason for the loan and reports with statistical data.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Resolution adopted as amended 6-0.

**Resolution 2014-203**

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

**AUTHORIZING AN APPLICATION FOR A LOAN FROM THE  
NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM**

**WHEREAS**, the Borough of Hightstown intends to file an application with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust for improvements to the Hightstown Borough Water and Advanced Waste Water Treatment Plants consisting of the following:

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Water Main Replacements

Rehabilitation of Well #2

Ultraviolet Disinfection

Clean & Paint Water Plant Tanks

New Digester

Replace Stormwater Outfall Pipes

**WHEREAS**, the Borough Council has authorized the Borough Engineer, Carmela Roberts of Roberts Engineering Group, for an amount not to exceed \$10,000.00, to prepare the letter of intent for the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust application.

**NOW, THEREFORE BE IT RESOLVED**, that Henry Underhill, Borough Administrator, is hereby authorized to act as the Authorized Representative to represent the Borough of Hightstown in all matters relating to the project undertaken pursuant to the above referenced New Jersey Environmental Infrastructure Loan to be executed with the New Jersey Department of Environmental Protection and the New Jersey Environmental Infrastructure Trust. The Authorized Representative may be contacted at the Borough of Hightstown, 156 Bank Street, Hightstown, NJ 08520, (609) 490-5100.

**Resolution 2014-204 Authorizing Receipts of Bids for Polymer Chemicals**

Councilmember Kurs moved resolution 2014-204, Councilmember Quattrone seconded.

There was discussion regarding the expected savings when the sludge press was purchased and the increase in sludge due to the increased receipt of gray water from outside companies.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Resolution adopted 6-0.

Resolution 2014-204

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

**AUTHORIZING RECEIPT OF BIDS FOR POLYMER CHEMICALS**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown that the Borough Engineer is hereby authorized to prepare specifications and advertise for bids for Polymer Chemicals for the Waste Water Treatment Plant, and that the Borough is authorized to receive same after proper advertisement.

**Resolution 2014-205 Authorizing Receipt of Bids for Sludge Transport and Disposal**

Councilmember Quattrone moved resolution 2014-205, Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Resolution adopted 6-0.

Resolution 2014-205

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER*

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**AUTHORIZING RECEIPT OF BIDS FOR SLUDGE TRANSPORT AND DISPOSAL**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown that the Borough Engineer is hereby authorized to prepare specifications and advertise for bids for sludge transport and disposal for the Borough's Advanced Wastewater Treatment Plant, and that the Borough is authorized to receive same after proper advertisement.

**Resolution 2014-206 Authorizing Payment #10 and Final – Liberty Construction & Development, Inc. (Water Treatment Plant Improvement)**

Council President Bluth moved resolution 2014-206, Councilmember Quattrone seconded.

There was discussion regarding change orders on the contract and where the payment should be sent.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Resolution adopted 6-0.

Resolution 2014-206

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

**AUTHORIZING PAYMENT # 10 AND FINAL – LIBERTY CONSTRUCTION & DEVELOPMENT, INC. (WATER TREATMENT PLANT FILTER)**

**WHEREAS**, resolution 2012-114 adopted on April 16, 2012 awarded the contract for the Water Treatment Filter to Liberty Construction & Development, Inc. of Belle Mead, New Jersey in the amount of \$497,000.00; and

**WHEREAS**, the final contract amount is \$535,362.00 and the contractor has submitted payment request #10 final in the amount of \$16,547.24 which releases retainage; and

**WHEREAS**, the required final closeout documents have been filed and approved by the Borough Attorney; and

**WHEREAS**, the Borough Engineer has recommended approval of payment #10 final in the amount of \$16,547.24 to Liberty Construction & Development, Inc.; and

**WHEREAS**, the Treasurer has certified that funds are available for this expenditure.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown that Payment Request No. 10 final to Liberty Construction & Development, Inc. of Belle Mead, New Jersey in the amount of \$16,547.24 is hereby approved as detailed herein, and the Treasurer is authorized to issue same.

Carmela Roberts, Borough Engineer, was excused at this time.

**Ordinance 2014-05 Final Reading and Public Hearing** – An Ordinance Supplementing, Amending and Revising Chapter 12, "Building and Construction", Section 12-3, "Permits", Subsection 12-3.6, "Demolition Permits" of the "Revised General Ordinances of the Borough of Hightstown"

Mayor Kirson opened the public hearing on this ordinance and the following individuals spoke:  
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Eugene Sarafin, 628 S. Main Street – inquired as to the purpose of this ordinance. Councilmember Misiura advised it is to correct issues with the original ordinance and stream-line the demolition process.

There being no further comments, Mayor Kirson closed the public hearing.

Councilmember Misiura moved ordinance 2014-05 for adoption, Council President Bluth seconded.

Councilmember Thibault noted that he has an issue with the exemption as the small shed ordinance states 120 square feet, and this ordinance says 100 square feet. There was discussion regarding the ordinance as presently written and the expense it creates for the resident. Council's ability to investigate needed changes, introduce an ordinance and the process to be taken was also discussed.

Fred Raffetto, Borough Attorney, confirmed that a change from 100 square feet to 120 square feet is not a substantive change to the ordinance and Council would be able to adopt the ordinance as amended at this meeting.

Councilmember Thibault moved that ordinance 2014-05 be amended to read 10 x 12, or 120 square feet, Councilmember Misiura seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Ordinance amended 6-0.

Councilmember Thibault moved ordinance 2014-05 for adoption as amended, Councilmember Misiura seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Ordinance adopted as amended 6-0.

#### Ordinance 2014-05

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

**WHEREAS**, the purpose of this Ordinance is to amend and supplement requirements related to demolition activities and to protect the safety and welfare of adjoining property owners from damage that may be caused by the demolition. It also establishes the requirement of an escrow account for use by the Historic preservation Commission in their evaluation of the project.

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

Section 1. Chapter 12, entitled "Building and Construction, Section 12-3, entitled "Permits", Sub-section 12-3.6 entitled "Demolition Permits" of the "Revised General Ordinances of the Borough of Hightstown, New Jersey" is hereby amended and supplemented in order to establish the following provisions:

12-3-6 Demolition Permits.

A. PURPOSE:

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The purpose of this Section is to provide a fair and comprehensive process prior to the issuance of a demolition permit in order to permit adequate consideration of all issues related to demolition activities. This Section is also intended to protect the safety and welfare of adjoining property owners from damage that may be caused by the demolition.

As used in this Chapter, “Adjoining Properties” shall mean any property having a common boundary, and any property which would have a common boundary if not interrupted by a street, alley or other right of way.

“Accessory structure” shall mean a structure which is subordinate to and serves a principal structure; is subordinate in area, extent and purpose to the principal structure; contributes or has contributed to the comfort, convenience or necessity of the principal structure, and is located on the same parcel or property as the principal structure.

“Demolition” shall mean the razing and removal of all or at least sixty percent (60%) of the first floor footprint of a principal or accessory structure.

“Selective Demolition” shall mean anything less than sixty percent (60%) of the first floor footprint of a principal or accessory structure. All projects which fall within this category shall be submitted to the Historic Preservation Commission (HPC) for determination if application to the Commission is required, and to allow the HPC to document the structure before any selective demolition is performed.

“Principal structure” shall mean the building in which the principal or primary use on the lot is conducted.

#### B. Demolition Permits:

a. Permit required. The demolition of any building or structure shall require a demolition permit which has been reviewed and approved by the Construction Official and the Zoning Officer in conformance with this Section and applicable law. Nothing contained in this Section shall limit the authority of the Construction Official or other appropriate Borough official to order a structure demolished in a life- or health-threatening emergency situation, or as may be otherwise authorized by State statute, other Borough Ordinance or the common law.

b. Application. Principal Structure. In order to obtain a demolition permit for the demolition of any principal structure, a demolition permit application form must be completed and submitted to the Construction Official and the Zoning Officer. The only other person or entities that shall be consulted are the Historic Preservation Commission and Environmental Commission. The demolition permit application shall contain the following information:

(1) Property address, block and lot and current legal owner of property.

(2) Site Plan identifying all buildings and structures to be demolished and the location and size of all remaining structures, including pictures of all sides of all the buildings to be demolished.

(3) Whether the buildings or structures on the property are listed on the National Register of Historic Places, are located within the Borough’s Historic District, identified in the Borough’s Master Plan or subsequent Re-examination Report, or are located within one hundred fifty (150) feet of a federal, state or local historic district or are listed within the state, national or local Historic Register.

(4) If commencement of construction of a new principal structure is not planned to occur within sixty (60) days after the completion of demolition, the application shall include a detailed site restoration and maintenance plan depicting all work required to restore the subject property to a safe, clean condition until construction of a new structure has commenced, including without limitation backfilling of any excavation, grading, seeding, fencing, stormwater management and utility disconnections. During the 60 day period the site shall be maintained in a safe and secure manner meeting the requirements of Section B.e. (1) – (5) (Review Standards).

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(5) At the Zoning Officer's discretion, for structures or portions of structures less than 5,000 square feet; in addition to all other required plans and specifications, the application shall include detailed plans and specifications for stormwater management, soil erosion control and grading on the subject property. Such plans and specifications shall be on a drawing or drawings separate from all other plans and specifications labeled "Stormwater Management Plans." Additionally, such plans and specifications shall be in conformance with the requirements of the Borough's Stormwater Management Ordinance.

(6) A tree preservation plan shall be submitted identifying all trees with a six-inch (6") diameter or larger trunk located on the subject property, within 25 feet of the structure to be demolished. The plan shall identify any trees which would be removed as a consequence of the demolition and provide for their replacement.

(7) Provide proof that a pest control expert has investigated the property and either removed all pests or deemed it pest free. Pests include, but are not limited to carpenter ants, termites, rodents and other small mammals.

(8) Provide proof that structure has no lead paint or asbestos by providing report from professional of these fields, or provide report that all lead paint and asbestos has been removed in accordance with appropriate requirements.

c. Application; accessory structure. Demolition permit applications for accessory structures shall be submitted to the Construction Official and the Zoning Officer. Demolition permit applications for accessory structures shall be submitted with all information set forth in paragraph b. of this Section.

(1) Exceptions: A demolition permit shall not be required for the demolition of an accessory structure with a footprint of 120 square feet or less.

d. Application review. The Construction Official and the Zoning Officer shall be responsible for the processing, review and approval of demolition permit applications. Within five (5) business days of the submission of a complete demolition permit application for a principal structure, and in accordance with NJAC 5:23-2.34 (Protection of Adjoining Properties), the Applicant shall notify all owners of adjoining properties by Certified Mail, Return Receipt Requested. All information submitted shall be available for public inspection during normal business hours in the Borough Offices.

(1) A demolition permit for a principal structure shall not be issued within the first thirty (30) days from the receipt of a completed demolition permit application but in no event shall a demolition permit for a principal structure be issued later than sixty (60) days from the receipt of a completed demolition permit application.

(2) The demolition of a principal or accessory structure may also be sought as part of a subdivision or site plan application. Any such application including the proposed demolition of a structure shall include all information set forth in paragraph b. of this Subsection.

(3) A completed permit application shall be submitted to the Planning Board for record purposes only.

(4) A complete demolition permit application shall also be referred to the Historic Preservation Commission and Environmental Commission for review and report prior to the issuance of a demolition permit.

e. Review standards, requirements. The Construction Official and the Zoning Officer shall review all demolition permit applications in accordance with this Section and the Borough Ordinances, including the following standards:

(1) The granting of a demolition permit shall not be detrimental to the public health, safety and general welfare of the Borough or its residents.

(2) Adequate utilities, access ways, drainage and other necessary facilities and protective measures shall be

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provided.

(3) Any new structure or use to be constructed on the subject property shall conform to the applicable requirements of this Zoning Ordinance unless the applicant has first applied for and been granted, a variance by the Borough's Planning Board.

(4) The applicant shall demonstrate conformance with N.J.A.C. 5:23 2.17, 2.34 and all other applicable laws and regulations.

f. If the Construction Official and the Zoning Officer issue a demolition permit, the demolition shall take place in accordance with the provisions of the Borough's Building Code in force at that time, the requirements of this Ordinance and any additional requirements or conditions imposed by the Construction Official or Zoning Officer. Proof of the disconnection of utilities serving the structure shall be provided to the Construction Official at least fifteen (15) days prior to the commencement of demolition.

g. Silt/Construction fencing shall be installed as approved by the Construction Official. Such fencing shall be removed no later than the completion of restoration as required by subsection (h) below. Required restoration or rough grading, when allowed by the Construction Official, shall be completed no later than forty-five (45) days after the completion of demolition.

h. Barring a force majeure event, if construction or reconstruction of a new principal structure has not commenced within sixty (60) days of the completion of demolition, the subject property site shall be restored within fifteen (15) days. Restoration of the property shall include without limitation: permanent disconnection of sewer and water, if applicable, at mains, final grading and seeding, the removal of dangerous conditions, rubbish and debris, restoration of damaged public property and removal of safety and tree protection fencing. If weather does not permit final grading and seeding. The Construction Official may permit rough grading until weather conditions permit final grading. Silt fencing and other stormwater measures shall remain in place in accordance with the Borough's Stormwater Ordinance.

i. Demolition Bond. The applicant shall post with the Clerk of the Borough, at the time of issuance of the permit for the demolition of a principal or accessory structure, a demolition performance bond, letter of credit or cash equivalent in the amount of ten percent (10%) of the cost of demolition or ten thousand dollars (\$10,000), whichever is less. Such Bond shall be in addition to all other application and processing fees, costs, escrows, bonds and other performance securities.

(1) The Borough shall have the right at all times, upon notice, at its option, to draw on the demolition bond or cash equivalent for costs, including legal fees and administrative expenses, incurred or to be incurred by the Borough in exercising any of its rights under this Section in the event the applicant undertakes any work in violation of any provisions of this Section.

(2) If the Borough draws on the demolition bond, or cash equivalent, the applicant shall replenish the bond, or cash equivalent, to the full amount required under subsection i above immediately after demand is made to the applicant in writing by the Borough. Any failure of the applicant to replenish the bond shall result in cancellation of the related permit, which permit shall not be reissued thereafter except after the filing of a new application, payment of the permit fee and the establishment of a new bond.

(3) Upon the completion of the demolition, the applicant shall submit in writing a request for the return of the demolition bond or the release of the demolition letter of credit. The Borough shall return any unused portion of the demolition bond or cash equivalent to the applicant, without interest, within thirty (30) days after final demolition inspection of the property and approval of the demolition by the Construction Official and the Zoning Officer. Properties where construction of a new principal building has not commenced within thirty (30) days of demolition shall be restored as required by this Section before the demolition bond shall be returned.

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j. See 12-2-3 for applicable permit fees. A refundable escrow fee of \$50 shall be required for use by the Historic Preservation Commission.

(1) Upon the completion of the demolition, the applicant shall submit in writing a request for the return of the remaining escrow fee.

k. If deemed essential by the Historic Preservation Commission (“HPC”), applicant shall provide access at reasonable times and on convenient days to the structure or structures to be demolished, and allow members of the HPC or their agents, to take measurements and pictures of interior, exterior and pertinent details. These measurements and pictures will memorialize the architecture and aesthetics of the structure proposed for demolition. Access, as needed to obtain legible photographs, shall be during a maximum thirty (30) day period or until the HPC has signed off, but in no event later than forty-five (45) days from the receipt of a completed demolition permit application. Prior to the issuance of a demolition permit, the HPC Chairperson or Vice Chairperson shall advise the Construction Official and the Zoning Officer that the photographs under this section have been completed. A demolition application shall not be deemed complete until the HPC inspection is completed.

(1) In accordance with 5:23-2.32 a structure which is deemed unsafe or a fire hazard must still be reviewed by the Historic Preservation Commission to deem whether or not the structure is essential. In the event that it is essential, 48 hours notice (business days only not including holidays) shall be given to the Historic Preservation Commission before the owner proceeds with demolition. This is to allow for steps to be taken to safely enter the site to document conditions prior to demolition.

(2) The HPC shall be permitted to draw against the escrow fee set forth in paragraph j above for the purchase of digital storage media and photographic printing costs, in an amount not to exceed fifty dollars (\$50).

C. Penalties. This Ordinance may be enforced by the Zoning Officer, Construction Official or Police Department of the Borough of Hightstown. Any person found to be in violation of this Ordinance shall be subject to the penalty provided in Chapter 1, Section 5 of the Revised General Ordinances of the Borough of Hightstown. (Ord. No. 2010-09)

See also

12-2-3 Fees

12-3-1 Building Permit Required; Exception.

12-3-2 Zoning Permit Required; Exception.

12-3-3 Moving Buildings or Structures.

12-3-4 Occupancy Permit Required.

12-3-5 Permit Application; Revocation; Inspection.

Section 2. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

Section 3. 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 4. This Ordinance shall take effect following final passage and publication in accordance with the law.

**2014-16 Final Reading and Public Hearing** – An Ordinance Amending Chapter 28, “Zoning”, Sub-Section 3-15, Entitled “H-C Highway Commercial District” and Sub-Section 10-12, Entitled “Automobile Repair Establishments” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey”

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Council members Quattrone and Kurs recused themselves from discussion and vote on this ordinance due to a conflict of interest.

Mayor Kirson opened the public hearing on this ordinance and the following individuals spoke:

Eugene Sarafin, 628 S. Main Street – inquired as to what changes are being made to the existing ordinance. Councilmember Misiura responded that the revisions are for enforcement and outside work regulations so neighbors are not disturbed.

There being no further comments, Mayor Kirson closed the public hearing.

Councilmember Misiura moved ordinance 2014-16 for adoption, Councilmember Hansen seconded.

Roll Call Vote: Council members Bluth, Hansen, Misiura, and Thibault voted yes. Council members Kurs and Quattrone were recused and abstained.

Ordinance adopted 4-0.

Ordinance 2014-16

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

**AN ORDINANCE AMENDING CHAPTER 28, “ZONING”, SUB-SECTION 3-15, ENTITLED  
“H-C HIGHWAY COMMERCIAL DISTRICT” AND SUB-SECTION 10-12, ENTITLED  
“AUTOMOBILE REPAIR ESTABLISHMENTS” OF THE “REVISED GENERAL  
ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY.”**

**WHEREAS**, the Mayor and Council wish to amend certain provisions contained within Chapter 28 of the Borough Code relating to Automobile Repair Facilities as set forth herein.

**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, that Section 4-21 of the “Revised General Ordinances of the Borough of Hightstown, New Jersey” is hereby amended and supplemented as follows:

**Subsection T28-3-15T H-C Highway Commercial District.**

a. Permitted Uses. In the H-C Highway Commercial District, the following uses, and no others, shall be permitted:

1. Principal Uses.

- (a) Any principal use permitted in the CC-1 and CC-2 Districts.
- (b) Retailing and service establishments with incidental outdoor operations.
- (c) Movie theater, bowling alley, gymnasiums, tennis centers, roller skating rinks and similar recreational and cultural facilities conducted within an enclosed building.
- (d) Lumber yards.
- (e) Heating oil distribution facilities.
- (f) Motor vehicle body and repair shops which do not sell gasoline, subject to the conditions of Section 28-10-12.

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2. Accessory Uses.
  - (a) Off-street parking and loading facilities.
  - (b) Private garages and storage buildings.
  - (c) Fences, walls and landscaping.
  - (d) Amusement machines: as permitted in the CC-1 District.
- b. Other Restrictions.
  1. Lot Area. A lot area of not less than twenty thousand (20,000) square feet shall be required.
  2. Lot Width. A lot width of not less than one hundred (100') feet shall be required.
  3. Lot Depth. A lot depth of not less than two hundred (200') feet is required.
  4. Front Yard. No portion of any building shall be located nearer to any street line than twenty-five (25') feet, except that projections such as windowsills, cornices, cantilevered roofs, open one-story porches, balconies, other roof overhangs, canopies, bay windows and others of the same nature may project not more than five (5') feet into a required front yard. In addition, no building erected on any lot need be set back farther from the street line than the average alignment of existing buildings within two hundred (200') feet on each side of the lot and within the same block front and district; however, regardless of the alignment of neighboring buildings, no building erected between two (2) existing buildings on immediately adjacent lots need be set back farther than that of the two (2) buildings which is farther from the street line.
  5. Perimeter Setback. A setback of twenty-five (25') feet from all lot lines other than street lines is required.
  6. Height. The maximum height shall be two and one-half (2.5) stories, not to exceed thirty-five (35') feet.
  7. Lot Coverage. The total lot coverage of all buildings shall not exceed thirty (30%) percent of the gross lot area, and total lot coverage of all buildings, structures and other lot improvements shall not exceed seventy (70%) percent of the gross lot area.
  8. Parking. See subsection 28-10.10, Off-Street Parking and Off-Street Loading Facilities.
  9. Signs.
    - (a) Freestanding signs shall be permitted for all permitted uses, provided that:
      - (1) There shall be no more than one (1) sign for each street, other than a residential service street, on which the use fronts.
      - (2) The total area of such signs shall not exceed seventy-five (75) square feet, nor shall they exceed a height of fifty-five (55') feet.
      - (3) All bare incandescent light sources (neon lights shall not be considered as such) and immediately adjacent reflecting surfaces shall be shielded from view. Flashing, moving, intermittently illuminated advertising devices shall be prohibited.
    - (b) Signs for individual business establishments in designed shopping centers shall be permitted in addition to the center's sign, provided that:
      - (1) The total area of all signs shall not exceed two (2) square feet for each foot of building frontage; the maximum shall not exceed forty (40) square feet.

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(2) No sign shall exceed two (2') feet in height.

(3) Such sign shall be applied flat against a wall and shall not project beyond the side or top of the wall to which it is affixed nor more than eight (8") inches in front of such wall.

(4) All bare incandescent light sources (neon lights shall not be considered as such) and immediately adjacent reflecting surfaces shall be shielded from view; flashing, moving, intermittently illuminated signs, reflection signs or signs painted in luminous materials that glow in the dark and advertising devices shall be prohibited.

(5) Not more than one (1) sign shall be permitted for each tenant on the premises on each wall fronting on a street.

10. Sight Triangles. The regulations for sight triangles shall be the same as for the R-1 District.

11. Landscaping and Buffers. All portions of lots not used for buildings, parking or other improvements shall be suitably landscaped with lawns, shrubs and/or trees. Lot lines which abut residential uses or residential district lines shall provide a landscape buffer strip at least ten (10') feet in width, and the buffer strip shall be suitably landscaped to provide a continuous, year-round, visual screening of the property. The buffer area may contain a fence provided in accordance with subsection 28-10.4, but the fence shall be provided to only supplement necessary landscaping. A landscaped strip at least five (5') feet in width shall be provided along all street right-of-way lines as a setback for parking of motor vehicles. The landscape strip and any adjoining landscape area of the right-of-way shall be landscaped with suitable shrubbery not exceeding thirty (30") inches in height, street trees and other suitable landscaping improvements. (1991 Code §§ 233-24, 233-25; Ord. No. 93-852; Ord. No. 860)

#### **Subsection T28-10-12T Automobile Repair Establishments.**

Automobile repair establishments shall be permitted, provided that:

a. Except in the case of emergencies, only minor repairs, such as tire and oil changes, fluid level maintenance and similar incidental servicing may be performed outside of a fully enclosed building and only between the hours of 7:00 am and 6:00 pm. All other service or repair operations must be performed within a completely enclosed building. Outdoor storage of materials and equipment shall not be permitted except for the storage of tires for disposal and recycled oil containers, which items shall be screened from view. Tires shall be stored in such a manner as to eliminate the accumulation of rainwater in the tires.

b. No automobile shall be stored nearer than five feet (5') to the street line, or such greater distance as may be required to provide an adequate sight triangle. However, no stored automobile shall block or infringe on a public pedestrian sidewalk or right-of-way. No motor vehicle shall be stored on the site longer than one hundred twenty (120) days, except that the proprietor of the automobile repair establishment may request an extension of time for motor vehicles being stored as a result of non-payment of charges, the inability to pay charges or in the process of the proprietor obtaining title to the motor vehicle. Such extension shall be requested in writing to the Zoning Officer setting in detail the reason for the extension request, the make, model, color and VIN of the motor vehicle for which the extension is requested.

c. A maximum of two (2) automobiles for sale may be displayed on the property at a time. A maximum of five (5) automobiles may be displayed for sale within a twelve (12) month period. Automobiles for sale may display a paper "FOR SALE" sign not exceeding 8" x 10" in or on the windows.

**BE IT FURTHER ORDAINED**, that all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies; and

**BE IT FURTHER ORDAINED**, that in the event that any portion of this Ordinance is found to be invalid for

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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 there from and shall not be affected; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect on upon final passage and publication in accordance with the law.

Council members Kurs and Quattrone returned to the meeting at this time.

**2014-17 Final Reading and Public Hearing** – An Ordinance Amending the Salary Ordinance of the Borough of Hightstown

Mayor Kirson opened the public hearing on this ordinance and the following individuals spoke:

Eugene Sarafin, 628 S. Main Street – inquired as to what changes are being made to the existing ordinance. Henry Underhill advised that a title was added for the AWWTP; and there was an amendment to add a salary for a part-time Collector and the Payroll/Tax Clerk salary was amended to match the salary of Administrative Assistant.

There being no further comments, Mayor Kirson closed the public hearing.

Councilmember Quattrone moved ordinance 2014-17 for adoption, Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone, and Thibault voted yes.

Ordinance adopted 6-0.

**Ordinance 2014-17**

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

**AN ORDINANCE AMENDING THE SALARY ORDINANCE OF THE BOROUGH OF HIGHTSTOWN**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Hightstown, as follows:

**Section 1.** The following titles and salaries are hereby added to the salaries of the Borough of Hightstown:

	<b>RANGING FROM:</b>	<b>TO:</b>
Part-Time Tax and Water/Sewer Collector	\$10,000.00	\$15,000.00
Supervising Waste Water Treatment Plant Operator	\$44,000.00	\$56,000.00

and;

The following title salary range shall be adjusted to read:

Tax/Utility/Payroll Clerk	\$22,000.00	\$47,000.00
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**Section 3.** This Ordinance shall take effect after final passage and publication as provided by law, but the ranges of compensation herein provided shall be effective September 5, 2014.

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**Section 4.** The salary range established in this ordinance supersede any established for the same position in previous salary ordinances, and will remain in effect until changed by the adoption of a new or amending Salary Ordinance.

**Resolution 2014-207 Authorizing the Payment of Bills**

Council President Bluth moved resolution 2014-207, Councilmember Quattrone seconded.

There was brief discussion.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Resolution adopted 6-0.

**Resolution 2014-207**

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

**AUTHORIZING PAYMENT OF BILLS**

WHEREAS, certain bills are due and payable as per itemized claims listed on the following schedules, which are made a part of the minutes of this meeting as a supplemental record;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the bills be paid on audit and approval of the Borough Administrator, the appropriate Department Head and the Treasurer in the amount of \$162399.10 from the following accounts:

Current		\$77,186.46
W/S Operating		54,562.15
General Capital		27,110.57
Water/Sewer Capital		612.00
Grant		1,450.00
Trust		1,108.92
Housing Trust		0.00
Animal Control		9.00
Law Enforcement Trust		0.00
Housing Rehab Loans		0.00
Unemployment Trust		0.00
Escrow		<u>360.00</u>
Total		<u>\$162,399.10</u>

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**Consent Agenda: Resolutions 2014-208, 2014-209, 2014-210, 2014-211, and 2014-212.**

Councilmember Quattrone moved resolutions 2014-208, 2014-209, 2014-210, 2014-211, and 2014-212 as the consent agenda, Council President Bluth seconded.

Mayor Kirson read the titles of the resolutions aloud and gave a brief explanation of each.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Quattrone and Thibault voted yes.

Resolutions adopted 6-0.

**Resolution 2014-208**

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

**SUPPORTING EFFORTS TO RAISE AWARENESS ABOUT THE DISEASE  
FIBRODYSPLASIA OSSIFICANS PROGRESSIVA (F.O.P.)**

**WHEREAS**, Fibrodysplasia Ossificans Progressiva is a rare genetic condition in which the body makes additional bone where bone should not form, such as within muscle, tendons, ligaments and other connective tissues; and

**WHEREAS**, symptoms of F.O.P include excruciating pain and distortion of the existing skeletal frame; and

**WHEREAS**, a gene has been identified after 15 years of hard research by the University of Pennsylvania, the only known research facility currently investigating a cure for this; and

**WHEREAS**, discoveries made in the F.O.P lab by scientists and researchers may aid in the treatment or cure for other genetic diseases such as osteoporosis, arthritis, and spinal cord injuries; and

**WHEREAS**, the symptoms of F.O.P. usually begin in the first or second decade of life, with the majority of patients diagnosed by age 10, depriving children of normal development; and

**WHEREAS**, one in every several Americans suffers from musculoskeletal impairment causing physical disability and severe long-term pain, F.O.P. affects approximately 2,500 people worldwide; and

**WHEREAS**, New Jersey resident Gary W. Whyte, his wife and three sons have dedicated more than a decade of time and effort in making others aware of this affliction and in support of F.O.P. research, and their goal is to hopefully one day display a Proclamation/Resolution Book in Washington, D.C. on behalf and support of the children and young adults in the State of New Jersey afflicted by F.O.P. now therefore,

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Borough Council of Hightstown Borough does hereby acknowledge and help enlighten the people of the United States with the book being sent to Washington, D.C. emphasizing the needed awareness of F.O.P.

**Resolution 2014-209**

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

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**AUTHORIZING THE ISSUANCE OF AN AUCTION LICENSE – EMPIRE  
ANTIQUES**

**WHEREAS**, an application for a license to hold an auction on Saturday, October 25, 2014 at 278 Monmouth Street in the Borough of Hightstown has been submitted by Empire Antiques, together with the required fee; and

**WHEREAS**, the application has been reviewed and approved by the Police Director; and

**WHEREAS**, it is the desire of the Mayor and Council that a license be issued to Empire Antiques for this event.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown that the Borough Clerk is hereby authorized to issue a license to Empire Antiques for their auction to be held on Saturday, October 25, 2014, at 278 Monmouth Street.

Resolution 2014-210

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

**AUTHORIZING THE APPLICATION FOR DESIGNATION AS A PRESERVE AMERICA COMMUNITY**

**Whereas**, Preserve America is a White House initiative developed in cooperation with the Advisory Council on Historic Preservation, the U.S. Department of the Interior, and the U.S. Department of Commerce; and

**Whereas**, the goals of this initiative include greater shared knowledge about our Nation's past. Strengthened regional identities and local pride, increased local participation in preserving the country's irreplaceable cultural and national heritage assets, and support for the economic vitality of communities; and

**Whereas**, this initiative is compatible with our community's interests and goals related to historic preservation; and

**Whereas**, designation as a Preserve America Community will improve our community's ability to protect and promote its historical resources;

**NOW THEREFORE BE IT RESOLVED** Hightstown Borough Council hereby;

Approves application for the designation of Hightstown Borough as a Preserve America Community; and be it further

**BE IF FURTHER RESOLVED**, That Hightstown Borough will protect and celebrate our heritage, use our historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs; and further

1. To designate the Hightstown Historic Preservation Commission as the entity to process all research application requirements and grants, and to coordinate requirements for the Mayor and other commissions towards fulfilling all submission requirements; and
2. Appoints the Mayor as the agent of the Borough to process, and execute all contracts, agreements, amendments, and ancillary documents within the scope of the application for designation as a Preserve America Community.

Resolution 2014-211

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER*

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**RESCINDING RESOLUTION 2014-201**

**WHEREAS**, with the adoption of Resolution 2014-201, dated September 15, 2014, the Borough appointed Danielle Peacock as Tax and Water/Sewer Collector for the Borough; and

**WHEREAS**, Ms. Peacock has chosen not to assume this position with Hightstown Borough; and

**WHEREAS**, Hightstown Borough finds it in the best interest of the Borough to rescind the appointment of Danielle Peacock; and

**WHEREAS**, resolution 2014-57 appointed Toni Mullen as Tax and Water/Sewer Collector for the Borough effective March 10, 2014 and resolution 2014-135 made this appointment permanent; and

**WHEREAS**, Toni Mullen will remain the Tax and Water/Sewer Collector for the Borough until an appointment of a replacement Tax and Water/Sewer Collector can be made.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Hightstown, in the County of Mercer and State of New Jersey, that Resolution No. 2014-201 is hereby rescinded; and Toni Mullen will remain the Tax and Water/Sewer Collector for the Borough of Hightstown until another appointment is made.

Resolution 2014-212

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

**APPOINTING A PART-TIME TAX AND WATER/SEWER COLLECTOR –  
ANGELA LOCONTE**

**WHEREAS**, due to the resignation of Toni Mullen from the position of Tax and Water/Sewer Collector there is a need for the appointment of a certified Tax and Water/Sewer Collector for Hightstown Borough; and,

**WHEREAS**, the Borough Administrator has recommended that the position of Tax and Water/Sewer Collector for Hightstown Borough be appointed as a part-time position with hours to be determined and agreed upon between the Administrator and Collector; and

**WHEREAS**, the Tax and Water/Sewer Collector shall perform the function and duties specified by New Jersey Law for a Municipal Tax Collector, as set forth in N.J.S.A. 40A:9-141 et. seq., Municipal Water Collector and Municipal Sewer Collector and by the relevant sections of Chapter 2 of the Borough Code of the Borough of Hightstown as to the functions of Municipal Tax and Water/Sewer Collector and to perform other legally permissible and proper duties and functions required to perform the duties of Tax and Water/Sewer Collector.

**WHEREAS**, the Borough Council desires to appoint Angela LoConte of Cream Ridge, New Jersey as Part-Time Tax and Water/Sewer Collector for the Borough of Hightstown at a salary of \$12,000.00; and

**WHEREAS**, Ms. LoConte meets all statutory requirements and qualifications for the position of Municipal Tax Collector as set forth in N.J.S.A. 40A:9-145.2; N.J.S.A. 40A:9-145.3; and, any other relevant statutory provisions; and,

**WHEREAS**, said appointment is being made for an unexpired term ending December 31, 2017.  
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**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown that Angela LoConte is hereby appointed as Part-Time Tax and Water/Sewer Collector for Hightstown Borough effective October 10, 2014.

#### **Re-Assignment of Block 49, Lot 6**

Mr. Raffetto explained that in 2000 this property was originally assigned to Larry Blake as a tax sale lien and there was two years for the lien holder to foreclose. While he paid the taxes since that time, he never foreclosed on the property, but would like to now. The original resolution of assignment was rescinded at a recent meeting. If Council would like to re-assign this property, a resolution could be brought forward at the next meeting.

There was discussion regarding the property and the fact that the resident had paid the taxes on the property for all these years. Councilmember Thibault inquired as to whether there would be a conflict of interest to re-assign this property given Mr. Blake's employment history with the Borough, to which the Borough Attorney responded that it would not under these circumstances.

Mayor Kirson took a straw poll vote and it was unanimous that a resolution would be put on the agenda for the next meeting.

#### **Boat Dock**

Borough Clerk Sopronyi advised that back in 2000 the Borough was working with the First Baptist Church to acquire space to install the now present boat dock on Peddie Lake. In researching the agreement, it has been discovered that the paperwork for the transfer was never completed; however the boat dock is already in place. The Borough Attorney has recommended that the proper paperwork now be completed to close the deal.

The Borough Attorney noted that it is the responsibility of the Church to submit the documentation to the County, and he is requesting Council's permission to move forward and take the appropriate actions to contact the Church, and their Attorney, to assure completion of the agreement.

Mayor Kirson took a straw poll vote and it was unanimous that the Attorney and Clerk should take the appropriate measures to assure completion of the agreement.

#### **Trash Removal Specifications**

Mr. Underhill reviewed that Councilmember Quattrone requested that the Borough go out to bid to determine if there would be a cost savings by privatizing the trash removal in the Borough. He then reviewed that the specifications will cover solid waste, bulk, recycling and the dumpsters downtown. Grass, brush and leaves would remain with the Borough and are not part of the specifications; the spreadsheet distributed gives the cost for each of the options listed in the specification. The Borough is reserving the right to award each option individually, if it is cost effective.

There was discussion regarding costs and the budgeting process; use of one-armed trucks; repairs and maintenance of the Borough truck; reimbursement costs for various apartments and developments; personal service versus municipal service; manual versus automatic pick-up; and bulk waste pick up. It was confirmed that Mr. Underhill will provide an updated reconciliation of cost.

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Mr. Underhill noted that the specifications were designed to be a comparison to the service presently provided by Public Works; if we are comparing costs, deviation in the specifications would not give a true comparison.

### **Generator Ordinance**

Council reviewed the changes made to the ordinance by the Planning Board in response to the prior review by Council. The previous concern was that the ordinance did not clarify that it pertained to permanently installed generators, not portable generators. Councilmember Misiura noted that permanently installed has been added to the ordinance, and that the changes addressed the storage of diesel or gasoline as supplemental fuel.

There was discussion and Council requested that this ordinance be placed on the next agenda for introduction.

Mayor Kirson opened the public comment period II and the following individuals spoke:

Eugene Sarafin, 628 S. Main Street – noted that he likes having Public Works do his trash pick up, they are efficient and it would be costly to reduce staffing; temporary structures are not taxed, and thus would not be affected by the demolition ordinance; this was a good meeting.

John Connor, 9 Spruce Ct. – clarified his previous statements and noted how Council should conduct business..

Scott Caster, 12 Clover Lane – commented that while Mr. Sarafin would like to keep trash removal in-house, this topic will be forever ongoing; he reviewed previous governing body decisions and discussion on the matter. He noted that he wants taxes lowered.

There being no further comments, Mayor Kirson closed the public comment period.

### **Mayor/Council/Administrative Comments and Committee Reports**

**Councilmember Misiura** – commented that the first Cultural Arts Commission meeting went well and the next meeting will be held on October 22<sup>nd</sup> at the Roasting Post; it appears that their meetings will be on the fourth Wednesday of the month. He remembers discussion in the past regarding trash removal, but this exercise is needed.

**Councilmember Kurs** – agreed with Councilmember Misiura, that things need to be re-evaluated to be efficient and cost effective; and he thanked the HPC for all their hard work. He noted comments that have been made regarding transparency and advised that the Borough Council has two open meetings per month that are advertised and that there are two public comment periods at each meeting which gives the public the opportunity to address Council; and each Board or Committee of the Borough advertises their meetings as well, and they are all open to the public. He then thanked the Volunteers who are working on the Harvest Fair noting the decorations downtown, and he invited everyone to come out on Saturday for a great time.

**Councilmember Thibault** - commented that he would like to avoid the rigged trash pick up regulations that are now in place; everyone criticized the privately sponsored public meeting but any chance for the public to speak is good; noted that his meetings at the library on Saturday mornings has attendees.

**Councilmember Quattrone** – noted that a Fireman, Dicky Wilder, has been put to rest, and it is sad; noted that he asked for the bid for trash removal to compare numbers so the bid should go out with the services as presently offered; he invited everyone to attend the Harvest Fair and noted that they are looking for volunteers to man the barriers.

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**Mayor Kirson** – commented that it appears that the intention for Borough Hall and the Administrative offices is to keep it where it presently is; noted that there would be no reduction in Public Works staff if trash removal is privatized; advised that Peddie School has provided volunteers for the Fair; commented that things are turning around in Hightstown regarding the refurbishment of old homes and there are improvements being made to the apartments at Deerfield.

**Administrator Underhill** – reminded everyone to sign up on the website for the reverse e-mail notifications.

Councilmember Quattrone motioned to adjourn back into executive session at 10:03 pm, Councilmember Misiura seconded. All ayes.

Councilmember Thibault motioned to adjourn at 10:25 pm, Councilmember Quattrone seconded. All ayes.

Respectfully Submitted,

Debra L. Sopronyi, RMC  
Borough Clerk

October 6, 2014