

Meeting Minutes
Hightstown Borough Council
October 7, 2019
7:30 p.m.

The meeting was called to order by Mayor Quattrone at 7:30 p.m. and he read the Open Public Meetings Act statement which stated, “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.”

The flag salute followed Roll Call.

	PRESENT	ABSENT
<i>Councilmember Bluth</i>	✓	
<i>Councilmember Egan</i>	✓	
<i>Councilmember Jackson</i>	✓	
<i>Councilmember Misiura</i>	✓	
<i>Councilmember Musing</i>	✓	
<i>Councilmember Stults</i>		✓
<i>Mayor Quattrone</i>	✓	

Also in attendance: Margaret (Peggy) Riggio, Deputy Borough Clerk; Debra Sopronyi Borough Clerk/Administrator; Carmela Roberts, Borough Engineer and Fred Raffetto, Borough Attorney. George Lang, CFO, arrived during the public session at 7:47 p.m.

The Flag Salute followed roll call.

APPROVAL OF AGENDA

Moved by Council President Misiura; Councilmember Jackson seconded.

Roll Call Vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Agenda approved 5-0.

APPROVAL OF MINUTES

September 16, 2019 – Executive Session

Moved by Councilmember Bluth; Seconded by Council President Misiura.

Roll Call Vote: Councilmembers Bluth, Jackson, Misiura and Musing voted yes. Councilmember Egan abstained.

Minutes approved 4-0 with 1 abstention.

September 16, 2019 – Public Session

Moved by Councilmember Musing; Seconded by Councilmember Bluth.

Roll Call Vote: Councilmembers Bluth, Jackson, Misiura and Musing voted yes. Councilmember Egan abstained.

Minutes approved 4-0 with 1 abstention.

ENGINEERING ITEMS

Connection Fees

Council President Misiura recused himself at this time.

Fred Raffetto, Borough Attorney, reviewed his letter to Council dated October 2, 2019 which reviewed the current State Statute. Carmela Roberts, Borough Engineer, stated that her opinion is that the Borough operate under the new changes in the State Statute. Discussion ensued. Councilmember Musing stated that the 10/2 memo was very comprehensive but thinks that the ordinance subcommittee should review the information provided and come before Council with a recommendation. Mr. Raffetto stated that the Borough's existing ordinance is sufficient, but it is a good idea for the subcommittee to review.

Council President Misiura returned at this time.

Resolution 2019-176 Authorizing Payment #1 – Reivax Contracting (Stockton Street Water Main Replacement)

Moved by Councilmember Bluth; Seconded by Councilmember Egan.

Roll Call Vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing Voted yes.

Resolution adopted 5-0.

Resolution 2019-176

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

AUTHORIZING PAYMENT #1 – REIVAX CONTRACTING (STOCKTON STREET WATER MAIN REPLACEMENT)

WHEREAS, on April 24, 2019, the Borough Council awarded a contract for the Stockton Street Water Main Replacement to Reivax Contracting of Newark, New Jersey at the price of \$933,750.00; and

WHEREAS, the contractor has submitted payment request #1 for partial payment through September 2019 for project video, test holes, and insertion valves on Stockton Street in the total amount of \$64,220.97; and

WHEREAS, the Borough Engineer has recommended approval of payment #1 to Reivax Contracting of Newark, New Jersey for \$64,220.97; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown Payment Request #1 to Reivax Contracting of Newark, New Jersey for \$64,220.97, is hereby approved as detailed herein, and the CFO is authorized to issue same.

Resolution 2019-188 Authorizing Payment # Final – Pioneer General Contracting (Manhole Repairs)

Moved by Councilmember Musing; Seconded by Councilmember Jackson.

Roll Call Vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing Voted yes.

Resolution adopted 5-0.

Resolution 2019-188

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

**AUTHORIZING PAYMENT #1 FINAL – PIONEER GENERAL CONTRACTING
(MANHOLE REPAIRS)**

WHEREAS, on August 5, 2019, the Borough Council awarded a contract for Sanitary Manhole Repairs to Pioneer General Contracting of Bradley Beach, New Jersey at the price of \$22,600.00; and

WHEREAS, the contractor has submitted payment request #1 Final for full payment through September 2019 for mobilization, traffic control, sanitary manholes and pavement restoration in the total amount of \$22,600.00; and

WHEREAS, the Borough Engineer has recommended approval of payment #1 to Pioneer General Contracting of Bradley Beach, New Jersey for \$22,600.00; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown Payment Request #1 Final to Pioneer General Contracting of Bradley Beach, New Jersey for \$22,600.00, is hereby approved as detailed herein, and the CFO is authorized to issue same.

PUBLIC COMMENT I

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

Keith LePrevost, 213 Greely Street – He is speaking on behalf of the Environmental Commission and the Shade Tree Official. Mr. Zaiser was unable to attend this evening. Stated that Ordinance 2019-17 is not needed. He spoke regarding a letter sent to JCP&L regarding removal of trees in the Borough. Council needs to understand that there is a difference between a bill and a claim. Asked that Council table this ordinance until Mr. Zaiser, Shade Tree Official, Ken Lewis, Public Works Superintendent and an arborist from JCP&L be present to discuss.

Frank Rivera, 110 Broad Street – Stated that there are many nuisance trees causing damage in the Borough.

Scott Caster, 12 Clover Lane – Looking for an explanation of the Resolutions supporting the bikes lanes. Does this mean that bicycles are not allowed on sidewalks.

Eugene Sarafin, 628 South Main Street – Stated that he was present.

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

ORDINANCES

Ordinance 2019-13 Public Hearing and Final Reading – An Ordinance Amending and Supplementing Chapter 28, Entitled “Zoning”, Section 28-3, Entitled “Districts Established; Zoning Map”, Subsection 28-3-13 Entitled “CC-1 Central Commercial District” and Subsection 28-3-14 Entitled “CC-2 Central Commercial District” of the Revised General Ordinances of the Borough of Hightstown, New Jersey

Mayor Quattrone opened the public hearing for Ordinance 2019-13 and the following individuals spoke:

Eugene Sarafin, 628 South Main Street – Doesn’t understand this ordinance. There is no mention of parking requirements. Something needs to be done to protect the residents of Hightstown, not help make the developers rich. He objects to this ordinance.

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

Moved for adopted by Council President Misiura; Seconded by Councilmember Musing.

Council President Misiura stated that this ordinance only renames the downtown districts that are already established.

Roll call vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Ordinance adopted 5-0.

Ordinance 2019-13

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

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 28, ENTITLED “ZONING”, SECTION 28-3, ENTITLED “DISTRICTS ESTABLISHED; ZONING MAP”, SUBSECTION 28-3-13 ENTITLED “CC-1 CENTRAL COMMERCIAL DISTRICT” AND SUBSECTION 28-3-14 ENTITLED “CC-2 CENTRAL COMMERCIAL DISTRICT” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY

WHEREAS, the Council of the Borough of Hightstown wish to amend chapter 28 of the the Revised General Ordinances to eliminate the CC-1 Central Commercial District and the CC-2 Central Commercial District and to Establish a new district known as the DTC Downtown Core; and

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. That Chapter 28, entitled “Zoning”, Section 28-3, entitled “Districts Established; Zoning Map”, Subsection 28-3-13, entitled “CC-1 Central Commercial District” and Subsection 28-3-14 entitled “CC-2 Central

Commercial District”, is hereby amended to read as follows (underline for additions, strikethroughs for deletions):

Subsection 28-3-13 DTC Downtown Core

The purpose and intent is to eliminate the CC-1 Central Commercial District and the CC-2 Central Commercial District and to establish a new district known as the DTC Downtown Core.

a. Permitted Uses. In the DTC Downtown Core, the following uses, and no others, shall be permitted:

1. Principal Uses:

- (a) Retail sales and services within a completely enclosed building.
- (b) Personal and business services within a completely enclosed building.
- (c) Offices.
- (d) Public facilities, including public parking facilities.
- (e) Child care centers.
- (f) Bars and taverns.
- (g) Restaurants and other places to eat and drink, but not including establishments with drive-throughs.
- (h) Banks and financial institutions.
- (i) Newspaper and other publishing facilities.
- (j) Apartment dwellings as upper floor use of buildings containing above permitted principal uses.
- (k) Planned commercial developments subject to regulations in subsection 28-10.14
- (l) Art galleries and artist studios

2. Accessory Uses:

- (a) Signs in accordance of chapter 29-18.
- (b) Parking facilities.
- (c) Fences, walls and landscaping.
- (d) Amusement machines, subject to the licensing and regulation provisions of Chapter IV, General Licensing, Section 4-7, Amusement Machines of the Code of the Borough of Hightstown.

(e) Satellite dishes, subject to the restrictions and requirements set forth in subsection 28-10.18.

b. Other Restrictions.

1. Lot Area. A lot area of not less than two thousand (2,000) square feet shall be required.
2. Lot Width. A lot width of not less than twenty (20') feet shall be required.
3. Lot Depth. A lot depth of not less than fifty (50') feet shall be required.
4. Front Yard. None shall be required, except that building locations shall comply with Borough requirements for providing adequate sight triangles.
5. Side Yards. None shall be required, except that building locations shall comply with Borough requirements for providing adequate sight triangles.
6. Rear Yard; Principal Buildings. There shall be a rear yard not less than ten (10') feet deep.
7. Rear Yard; Accessory Buildings. There shall be a rear yard not less than three (3') feet deep behind accessory buildings.
8. Height. The maximum height shall be three (3) stories or fifty-five (55') feet.
9. Coverage. No building shall cover more than ninety (90%) percent of the lot.
10. Parking. Parking shall be provided in accordance with subsection 28-10.10. Parking is not required for individual uses situated within three hundred (300') feet of a public facility or designated private parking facility subject, however, to demonstration that the facility has adequate parking to accommodate the individual use.
11. Signs. Signs for individual business establishments shall be permitted, in accordance with subsection 29-18.
12. Sight Triangles. The regulations for sight triangles shall be in accordance with subsection 28-10-8
13. Residential District Buffer. For lots which adjoin a residential district, a buffer area of at least ten (10') feet shall be provided, and the buffer area shall be landscaped to provide for continuous, year-round visual screening of the property. The buffer area may contain a fence provided said fence is in accordance with subsection 28-10-4. The fence shall be provided only to supplement necessary landscaping.

Section 2. This Ordinance shall become effective immediately upon final passage and publication in accordance with the law.

Section 3. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. 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.

Ordinance 2019-14 Public Hearing and Final Reading – An Ordinance Amending and Supplementing Chapter 28, Entitled “Zoning”, Section 28-3, Entitled “Districts Established; Zoning Map”, Subsection 28-3-16 Entitled “R-PO Residential Professional Office District” of the Revised General Ordinances of the Borough of Hightstown, New Jersey

Mayor Quattrone opened the public hearing for Ordinance 2019-14 and the following individuals spoke:

Eugene Sarafin, 628 South Main Street – This is also is a very detailed ordinance with no mention of parking requirements.

Moved by adoption by Councilmember Egan; Seconded by Councilmember Jackson.

Roll call vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Ordinance adopted 5-0.

Ordinance 2019-14

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

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 28, ENTITLED “ZONING”, SECTION 28-3, ENTITLED “DISTRICTS ESTABLISHED; ZONING MAP”, SUBSECTION 28-3-16 ENTITLED “R-PO RESIDENTIAL PROFESSIONAL OFFICE DISTRICT” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY

WHEREAS, the Council of the Borough of Hightstown wish to amend chapter 28 of the the Revised General Ordinances to eliminate the R-PO Residential Professional Office District and to establish a new district known as the DTG Downtown Gateway; and

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. That Chapter 28, entitled “Zoning”, Section 28-3, entitled “R-PO Residential Professional Office District”, is hereby amended to read as follows (underline for additions, strikethroughs for deletions):

Subsection 28-3-16 DTG Downtown Gateway

The purpose and intent is to eliminate the R-PO Residential Professional Office District and to establish a new district known as the DTG Downtown Gateway.

a. Permitted Uses. In the DTG Downtown Gateway, the following uses, and no others, shall be permitted:

- (a) Detached single-family dwellings or duplex.
- (b) Restaurants and other places to eat and drink, but not including establishments with drive-throughs.
- (c) Retail sales and services within a completely enclosed building.
- (d) Personal and business services within a completely enclosed building.
- (e) Performing arts companies.
- (f) Offices.
- (g) Child care centers.
- (h) Tutoring centers.
- (i) Financial institutions.
- (j) Apartment dwellings as upper floor use or rear part of buildings containing adjacent and / or above principal uses.
- (k) Art galleries and artist studios

2. Accessory Uses & Structures.

- (a) Carports, accessory garages and/or open parking spaces with necessary driveways for vehicles belonging to residents on the premises and their guests.
- (b) Noncommercial solariums and home swimming pools, provided that suitable protective fencing for swimming pools are in accordance with Subsection 28-10-5.
- (d) Signs in accordance with Chapter 29-17.
- (e) Fences, walls and landscaping in accordance with Subsection 28-10-4 as they pertain to Residential Districts.
- (f) Subject to lot coverage requirements, no more than two (2) storage sheds are permitted on a lot in accordance with Subsection 28-10-4.
- (g) Satellite dishes, subject to the restrictions and requirements set forth in Subsection 28-10-18.

Restrictions.

1. No existing houses / buildings shall be structurally altered in a manner that is visible to the public domain without an architectural review. Any façade renovations or new construction that is visible to the public should be consistent with the character of the surrounding neighborhood.

2. Area, yard, and other standards for residential use shall conform to R-4 Residential District requirements.
3. Height. The maximum height shall be two and one-half (2.5) stories; and not to exceed thirty-five (35') feet.
4. Lot coverage. The total lot coverage of all structures and site improvements shall not exceed seventy (70%) percent.
5. Side yards. A minimum side yard of ten (10') feet shall be provided for each side yard.
6. Rear yard. The minimum rear yard shall be twenty (20') feet.
7. Landscaping and buffers. All portions of the lot not used for building, parking or other site improvements shall be suitably landscaped with lawn, shrubs, trees, etc. Lot lines which abut lots with residential use or residential zone lines shall provide a landscape buffer strip at least five (5) 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 said fence is in accordance with subsection 28-10-4.
8. Lot access. Vehicular access serving professional office uses established or expanded under this section on the south side of Franklin Street shall be prohibited to and/or from Clinton Street or Cole Avenue. Existing vehicular access to Clinton Street and Cole Avenue serving existing residential or professional office uses may be continued.
9. Parking. See subsection 28-10--10, Off-Street Parking and Off-Street Loading Facilities. Parking is not required for individual uses situated within three hundred (300') feet of a public facility or designated private parking facility subject, however, to demonstration that the facility has adequate parking to accommodate the individual use.
10. Signs. As permitted by Subsection 29-17 of the Revised Borough Ordinances and in accordance with a signage plan submitted as part of a site plan application.
11. Sight triangles. Sight triangles shall be provided in accordance with subsection 28-10-8.

Section 2. This Ordinance shall become effective immediately upon final passage and publication in accordance with the law.

Section 3. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. 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.

Ordinance 2019-15 First Reading and Introduction – An Ordinance of the Borough of Hightstown Re-zoning Certain Properties, Adopting and Updated Zoning Map, and Amending and Supplementing Chapter 28, “Zoning,” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey.”

Moved for Introduction by Councilmember Musing; Seconded by Council President Misiura.

Roll call vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Ordinance introduced 5-0.

Public Hearing scheduled for October 21, 2019

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. **Zoning map**

attached hereto and part thereof.

Ordinance 2019-16 First Reading and Introduction – An Ordinance Amending and Supplementing Chapter 7 Entitled “Traffic”, Section 7-13 Entitled “Parking Prohibited at All Times on Certain Streets” of the Revised

Moved for Introduction by Councilmember Musing; Seconded by Councilmember Bluth.

Roll call vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Ordinance adopted 5-0.

Public Hearing scheduled for October 21, 2019

Ordinance 2019-16

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

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 7 ENTITLED “TRAFFIC”, SECTION 7-13 ENTITLED “PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY

WHEREAS, the Hightstown Borough Complete Streets Committee has recommended that buffered bike lanes be added to both sides of North Main Street from Monmouth Street north to the Borough line; and

WHEREAS, the addition of said bike lanes would require prohibiting parking on both sides of North Main Street from Monmouth Street to the Borough Line; and

WHEREAS, the Mayor and Council agree that said recommendations would make safer bicycle facilities in Hightstown Borough.

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

Section 1. That Chapter 7, entitled “Traffic”, Section 7-11, entitled “Parking Time Limited on Certain Streets”, is hereby amended to read as follows (underline for additions, strikethroughs for deletions):

Section 7-13

PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS

Subsections:

7-13-1 Parking Prohibited at All Times on Certain Streets.

Subsection 7-13-1 Parking Prohibited at All Times on Certain Streets.

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street	Side	Location
Academy Street	North	Mercer Street to easternmost Post Office driveway
Academy Street	North	Railroad Avenue to 100 feet east
Academy Street	North	For a distance of 170 feet west of Mercer Street
Academy Street	South	Mercer Street to Railroad Avenue
Academy Street	East	From Park Avenue to Stockton Street
Academy Street	East	From Rogers Avenue to Railroad Avenue
Academy Street	East	From Stockton Street to Rogers Avenue
Academy Street	West	From Park Avenue to Grant Avenue
Bank Street	North	From North Main Street to Mechanic Street
Bank Street	North	From the westerly curbline of the driveway entrance of the water plant, a distance of 30 feet east and 30 feet west
Bank Street	South	From North Main Street to Academy Street
Center Street	West	From Stockton Street to Morrison Avenue
Church Street	East	From Rogers Avenue to Stockton Street
Clinton Street	North	From Cole Avenue to Maxwell Avenue
Clinton Street	South	From the westerly curbline of Cole Avenue for a distance of 70 feet east
Cole Avenue	Both	From Franklin Street to Clinton Street
Dutch Neck Road	North	From the southerly curbline of Stockton Street 665 feet southwesterly
Dutch Neck Road	Southeast	From Gilman Place to Stockton Street

Name of Street	Side	Location
Etra Road	Both	From South Main Street to the Borough line
First Avenue	North	From Outcalt Street to Joseph Street
Forman Street	West	From the southerly curbline of Stockton Street for 205 feet south
Grape Run Road	North	From Westerlea Avenue to Pershing Avenue
Grape Run Road	South	From the easterly curbline of Westerlea Avenue to a point 120 feet east
Grape Run Road	Both	From Westerlea Avenue to Mercer Street

Hagemount Avenue	West	From Lincoln Avenue to Rocky Brook Court
Harron Avenue	East	From Stockton Street to Morrison Avenue
Hutchinson Street	East	From Grant Avenue to Park Avenue
Joseph Street	East	From Stockton Street to Second Avenue
Leshin Lane	North	From a point 50' west of the western side of the driveway of 16 Leshin Lane to Westerlea Avenue
Leshin Lane	South	From a point 50' west of the western side of the driveway of 17 Leshin Lane to Westerlea Avenue
Monmouth Street	North	From North Main Street to a point opposite the east curblines of Broad Street
Monmouth Street	South	From the east curblines of Manlove Avenue 652.67 feet east
Monmouth Street	South	From Pennsylvania Railroad to Broad Street
North Main Street	East	From the northerly curblines of Franklin Street to a point 80 feet north
North Main Street	West	From a point 239.5 feet north of the north curblines of Stockton Street to a point 242 feet north
<u>North Main Street</u>	<u>North</u>	<u>From the Borough Line to Monmouth Street</u>
<u>North Main Street</u>	<u>South</u>	<u>From Monmouth Street to the Borough Line</u>
Oak Lane	East	From Stockton Street to the north curblines of Lincoln Avenue; thence from Lincoln Avenue for 397 feet north
Oak Lane	West	From the northerly curblines of Stockton Street to a point 450 feet north
Outcalt Avenue	East	For a distance of 50 feet north or south of the First Avenue and Second Avenue intersections
Outcalt Street	West	From Rogers Avenue to Morrison Avenue
Park Avenue	South	From the westerly curblines of Academy Street to a point 50 feet west
Name of Street	Side	Location
Pershing Avenue	West	From Grape Run Road to South Street
Purdy Street	East	From Bank Street to Reed Street
Railroad Avenue	East	From Stockton Street to Academy Street
Railroad Avenue	West	From Stockton Street to Rogers Avenue
Reed Street	North	From Mechanic Street to Rev. Powell Drive
Rev. Powell Drive	East	From Reed Street to Chamberlin Avenue

Rogers Avenue	North	From Stockton Street to Mercer Street
Second Avenue	North	From Outcalt Street to Joseph Street
Second Avenue	North	From Summit Street to Joseph Street
South Main Street	West	From Ward Street to Mercer Street
South Street	North	From Mercer Street to South Main Street
Stockton Street	North	From Mercer Street to South Main Street for 199 feet west
Stockton Street	South	From Main Street to the west curblineline of Dutch Neck Road; thence on Dutch Neck Road for 624 feet
Ward Street	North	From Mercer Street to South Main Street
Ward Street	North	From the easterly curblineline of South Main Street to a point 793.25 feet east
Ward Street	South	From the southeasterly curblineline of Mercer Street to a point 57 feet east
Ward Street	South	From the easterly curblineline of South Main Street to a point 2,241 feet east
Westerlea	West	Leshin Lane to Grape Run Road

Section 2. This Ordinance shall become effective immediately upon final passage and publication in accordance with the law.

Section 3. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. 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.

Ordinance 2019-17 First Reading and Introduction – An Ordinance Amending Chapter 20, Entitled “Protection of Trees,” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey.”

Mayor Quattrone asked for a motion for introduction of Ordinance 2019-17. There was no motion. Council President Misiura stated that he has concerns about this ordinance. Suggested that this be moved to discussion at the October 21st meeting.

RESOLUTIONS

Resolution 2019-177 Payment of Bills

Moved by Councilmember Jackson; Seconded by Councilmember Bluth.

Roll Call Vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Resolution adopted 5-0.

Resolution 2019-177

*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 \$1,709,088.59 from the following accounts:

Current		\$1,509,798.87
W/S Operating		84,883.94
General Capital		96,538.85
Water/Sewer Capital		11,705.99
Grant		179.00
Trust		4,824.03
Housing Trust		0.00
Animal Control		2.40
Law Enforcement Trust		0.00
Housing Rehab Loans		0.00
Unemployment Trust		0.00
Escrow		<u>1,155.51</u>
Total		<u>\$1,709,088.59</u>

Resolution 2019-178 Authorizing Payment to Remington Vernick for Inspection and Contract Administration Services Associated with the Peddie Lake Dam Pedestrian Bridge Project

Moved by Councilmember Musing; Seconded by Councilmember Jackson.

Roll Call Vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Resolution adopted 5-0.

Resolution 2019-178

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

**AUTHORIZING PAYMENT TO REMINGTON VERNICK FOR INSPECTION AND
CONTRACT ADMINISTRATION SERVICES ASSOCIATED WITH THE PEDDIE
LAKE DAM PEDESTRIAN BRIDGE PROJECT**

WHEREAS, on December 18, 2017, the Borough Council awarded a contract for Inspection and Contract Administration Services Associated with the Peddie Lake Dam Pedestrian Bridge to Remington Vernick Engineers, of Haddonfield, New Jersey at a cost not exceed \$184,921.28; and

WHEREAS, the engineer has submitted a payment request for inspection and contract administration services through August 31, 2019, in the total amount of \$8,204.35; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown Payment Request to Remington Vernick Engineers of Haddonfield, New Jersey in the amount of \$8,204.35, is hereby approved as detailed herein, and the CFO is authorized to issue same.

Resolution 2019-179 Authorizing Payment to Van Cleef Engineering Associates (Construction Administration and Inspection for the Rehabilitation of East Ward Street)

Moved by Councilmember Musing; Seconded by Councilmember Egan.

Roll Call Vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Resolution adopted 5-0.

Resolution 2019-179

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

**AUTHORIZING PAYMENT TO VAN CLEEF ENGINEERING ASSOCIATES
(CONSTRUCTION ADMINISTRATION AND INSPECTION FOR THE
REHABILITATION OF EAST WARD STREET)**

WHEREAS, on March 21, 2016, the Borough Council awarded a contract for the Engineering Design and Inspection Services for the Rehabilitation of East Ward Street to Van Cleef Engineering of Hamilton, New Jersey at a cost not to exceed \$14,250.00 for design/bid services and a cost not to exceed \$22,750.00 for contract administration/inspection services for a total not to exceed amount of \$37,000.00; and

WHEREAS, the contractor has submitted a request payment in the amount of \$114.00 for coordination of project closeout paperwork; and

WHEREAS, the Finance Officer has certified that funds are available for this expenditure.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown a payment in the amount of \$114.00 to Van Cleef Engineering of Hamilton, New Jersey is hereby approved as detailed herein.

Resolution 2019-180 Authorizing Payment No. 6 – The Musial Group, P.O. (Architectural and Contract Administration Services for Municipal Facilities Located at 230 Mercer Street)

Moved by Council President Misiura; Seconded by Councilmember Jackson.

Roll Call Vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Resolution adopted 5-0.

Resolution 2019-180

BOROUGH OF HIGHTSTOWN

COUNTY OF MERCER

STATE OF NEW JERSEY

AUTHORIZING PAYMENT NO. 6 - THE MUSIAL GROUP, P.A. (ARCHITECTURAL AND CONTRACT ADMINISTRATION SERVICES FOR MUNICIPAL FACILITIES LOCATED AT 230 MERCER STREET)

WHEREAS, Resolution 2019-44, appointed the Musial Group as Architect and Contract Administrator for the municipal facilities project located at 230 Mercer Street; and

WHEREAS, Resolution 2019-44 also authorized concept design at a cost not to exceed \$40,000; and

WHEREAS, Resolution 2019-115, adopted on June 3, 2019, authorized the remainder of the project at a total cost not to exceed \$459,895.00; and

WHEREAS, the architect has submitted a payment request for professional services for August 25, 2019 – September 21, 2019, in the total amount of \$6,602.52; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown Payment Request to The Musial Group, P.A. of Mountainside, New Jersey in the amount of \$6,602.52, is hereby approved as detailed herein, and the CFO is authorized to issue same.

Resolution 2019-181 Authorizing an Agreement for Inspection and Contract Administration Services Associated with Improvements to Stockton Street and Joseph Street

Moved by Councilmember Bluth; Seconded by Councilmember Jackson.

Roll Call Vote: Councilmembers Bluth, Egan, Jackson, Misiura and Musing voted yes.

Resolution adopted 5-0.

Resolution 2019-181

BOROUGH OF HIGHTSTOWN

COUNTY OF MERCER

STATE OF NEW JERSEY

AUTHORIZING AN AGREEMENT FOR INSPECTION AND CONTRACT ADMINISTRATION SERVICES ASSOCIATED WITH IMPROVEMENTS TO

**STOCKTON STREET & JOSEPH STREET
(FEDERAL PROJECT #TAP-0571(300); NJDOT JOB CODE #6504307)**

WHEREAS, Hightstown Borough is making improvements to Stockton Street and Joseph Street; and

WHEREAS, Hightstown Borough advertised for proposals for Inspection and Contract Administration Services through the appropriate fair and open process and seven (7) proposals were received on September 19, 2019; and

WHEREAS, Responses to the requests for proposals were rated based on the following criteria: Qualifications/Experience of Firm in Similar Work, Qualifications/Experience/Ability of Key Personnel, Understanding of Scope of Work and Project Needs, Technical Approach, Experience of Firm with NJDOT and FHWA Procedures, and Presentation of Proposal by the evaluation team; and

WHEREAS, the Borough wishes to appoint Roberts Engineering Group, LLC of Hamilton, New Jersey to provide engineering inspection and contract administration services for the project; and

WHEREAS, the cost for said services shall not exceed \$57,011.96 without further authorization of the Governing Body; and

WHEREAS, this project is being funded by a Safe Routes to School grant from the New Jersey Department of Transportation and the award of this contract is conditional upon approval by the New Jersey Department of Transportation

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Mayor and Borough Clerk are hereby authorized to execute an agreement with Roberts Engineering Group, LLC of Hamilton, New Jersey to provide engineering inspection and contract administration services for the Stockton Street and Joseph Street project in an amount not to exceed \$57,011.96 subject to approval by the New Jersey Department of Transportation.

CONSENT AGENDA

Councilmember Jackson moved Resolutions 2019-182; 2019-183; 2019-184; 2019-185; 2019-186 and 2019-187 as a Consent Agenda; Councilmember Bluth seconded.

Resolution 2019-182

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

**AUTHORIZING RELEASE APPLICATION FEE AND FUNDS REMAINING IN ESCROW
(BLOCK 54 LOT 10.01 JEFF BOND)**

WHEREAS, in September of 2018, Jeff Bond submitted an application to the Planning Board relating to a proposed lease of 750 square feet of space at Block54/Lot 10.01, along with the \$750 application fee and \$2,000 for escrow, as the use for this location was restricted by deed as required by NJDOT; and

WHEREAS, Mr. Bond was informed by the Planning Board Attorney that the relief that was being sought was not in the Planning Board's jurisdiction and the application should not have been submitted to the Planning Board; and

WHEREAS, Mr. Bond has requested the Borough refund the application fee and release all remaining funds held in escrow; and

WHEREAS, no administrative expenses were incurred by Hightstown Borough as this application was filed in error; and

WHEREAS, the release of the escrow funds are subject to payment of all outstanding fees and accounts.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown as follows:

1. The Planning Board Secretary is directed to refund to Jeff Bond the application fee submitted relative to the Planning Board application, once again was filed in error, as detailed herein.
2. The CFO is authorized and directed to refund to Jeff Bond the application fee and all of the amounts remaining in the escrow accounts for this project subject to certifications from the Borough's professionals that all amounts due to them for this project have been fully paid.
3. A certified copy of this Resolution shall be provided to the following:
 - a. Jeff Bond
 - b. George Lang, Chief Financial Officer
 - c. Sandy S. Belan, Planning Board Secretary
 - d. Fred Raffetto, Borough Attorney
 - f. Jolanta Maziarz, Planning Board Attorney

Resolution 2019-183

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

**MEMORIALIZING SUPPORT OF BICYCLE LANES AND CROSSWALKS ON
NORTH MAIN STREET**

WHEREAS, on September 16, 2019, Borough Council voted unanimously in support of the installation of buffered bicycle lanes on both sides of North Main Street from Monmouth Street to the start of the intersection of Town Center Road, installation of shared lane pavement markings from Monmouth Street to Bank Street, and two new crosswalks across North Main Street at Monmouth Street and Wyckoffs Mills Road; and

WHEREAS, the governing body wishes to memorialize that vote; and

WHEREAS, Hightstown Borough is committed to creating street corridors that accommodate all road users of all ages and abilities for all trips; and

WHEREAS, a "Complete Street" is defined by the New Jersey Department of Transportation under Policy No. 703, as a "means to provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options"; and,

WHEREAS, Hightstown Borough appointed a Complete Streets Committee for the purpose of providing guidance to implement Complete Streets policies throughout the Borough; and

WHEREAS, the Complete Streets Committee met with Mercer County and discussed bike facilities in the Borough; and

WHEREAS, the Complete Streets Committee has recommended the installation of buffered bicycle lanes on both sides of North Main Street from Monmouth Street to the start of the intersection of Town Center Road, installation of shared lane pavement markings from Monmouth Street to Bank Street, and two new crosswalks

across North Main Street at Monmouth Street and Wyckoffs Mills Road; and

WHEREAS, the Borough Council feels that the recommendation proposed by the Complete Streets Committee to be in the best interest of public safety and the Borough as a whole.

NOW, THEREFORE, BE IT RESOLVE, that the governing body of the Borough of Hightstown supports the recommendation proposed by the Complete Street Committee as set forth herein.

Resolution 2019-184

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

**SUPPORTING BICYCLE LANE PAVEMENT MARKING AND BICYCLE
SIGNS ON STOCKTON STREET**

WHEREAS, Hightstown Borough is committed to creating street corridors that accommodate all road users of all ages and abilities for all trips; and

WHEREAS, a “Complete Street” is defined by the New Jersey Department of Transportation under Policy No. 703, as a “means to provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options”; and,

WHEREAS, Hightstown Borough appointed a Complete Streets Committee for the purpose of providing guidance to implement Complete Streets policies throughout the Borough; and

WHEREAS, the Complete Streets Committee met with Mercer County and discussed bike facilities in the Borough; and

WHEREAS, the Complete Streets Committee has recommended the installation of shared pavement markings and “Bikes May Use Full Lane” signs on Stockton Street from Route 33 to Route 130; and

WHEREAS, the Borough Council feels that the recommendation proposed by the Complete Streets Committee to be in the best interest of public safety and the Borough as a whole.

NOW, THEREFORE, BE IT RESOLVE, that the governing body of the Borough of Hightstown supports the recommendation proposed by the Complete Street Committee as set forth herein.

Resolution 2019-185

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

**SUPPORTING BICYCLE LANE PAVEMENT MARKING AND BICYCLE
SIGNS ALONG MONMOUTH STREET**

WHEREAS, Hightstown Borough is committed to creating street corridors that accommodate all road users of all ages and abilities for all trips; and

WHEREAS, a “Complete Street” is defined by the New Jersey Department of Transportation under Policy No. 703, as a “means to provide safe access for all users by designing and operating a comprehensive, integrated,

connected multi-modal network of transportation options”; and,

WHEREAS, Hightstown Borough appointed a Complete Streets Committee for the purpose of providing guidance to implement Complete Streets policies throughout the Borough; and

WHEREAS, the Complete Streets Committee met with Mercer County and discussed bike facilities in the Borough; and

WHEREAS, the Complete Streets Committee has recommended the installation of shared pavement markings and “Bikes May Use Full Lane” signs along Monmouth Street; and

WHEREAS, the Borough Council feels that the recommendation proposed by the Complete Streets Committee to be in the best interest of public safety and the Borough as a whole.

NOW, THEREFORE, BE IT RESOLVE, that the governing body of the Borough of Hightstown supports the recommendation proposed by the Complete Street Committee as set forth herein.

Resolution 2019-186

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

**REQUESTING APPROVAL FOR INSERTION OF A SPECIAL ITEM OF REVENUE
IN THE 2019 BUDGET**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Hightstown hereby request the Director of the Division of Local Government Services to approve the insertion of a special item of revenue and equal appropriation in the budget of the Borough of Hightstown for the year 2018 as follows:

Source	Amount	Revenue Title	Appropriation Title
U.S. Department of Justice	\$1,024.23	Bulletproof Vest Partnership	Bulletproof Vest Partnership

Resolution 2019-187

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

**AUTHORIZING REFUND OF VACANT AND ABANDON PROPERTY
REGISTRATION OVERPAYMENT**

WHEREAS, an overpayment was made for a Vacant and Abandon Property Registration for 100 First Avenue, in the amount of \$500.00 due to a duplicate payment; and

WHEREAS, the creditor of record, M&T Bank c/o Bron Inc. 41951 Remington Avenue, Suite 150, Temecula, CA 92590 has requested that a refund be issued for the overpayment in the amount of \$500.00; and

WHEREAS, the Housing Inspector has requested that said overpayment be refunded in the amount of \$500.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Finance Officer is hereby authorized to issue a refund in the amount of \$ M&T Bank c/o Bron Inc. 41951 Remington Avenue, Suite 150, Temecula, CA 92590, representing the vacant and abandon property registration overpayment as set forth herein.

PUBLIC COMMENT PERIOD II

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

Scott Caster, 12 Clover Lane – Still does not understand the Resolutions regarding the bike lanes. Does this prohibit riding on the sidewalks?

Todd Lamphert, 206 Stockton Street – His son Ryan built the gazebo in Association Park for his Eagle Scout project. Ryan is now coming forward to take care of some maintenance on the gazebo. Parks and Rec has given him permission to do so. Looking for Council approval. Council approved the maintenance and commended Ryan for coming back as promised to take care of the maintenance several years later.

Eugene Sarafin, 628 South Main Street – Stated that he thinks the flag salute is obnoxious and he resents it. The federal government should look to local governments on how to govern. Local government obeys the constitution and the law.

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

DISCUSSION

Capital Budget

George Lang, CFO, explained the Borough's borrowing capacity. Council reviewed the department's capital requests. Discussion ensued. It was decided that for 2020, the new police vehicle would be put into operating budget not capital. During discussion, Council stated that they would like to have the department heads come forward to explain their capital requests. It was agreed to have two (2) special capital budget meetings. Borough Administrator/Clerk, Debra Sopronyi will secure a location.

EMS Shared Services Contract Robbinsville

Debra Sopronyi, Borough Administrator/Clerk, explained that there is one - one (1) year renewal on the EMS Shared Services contract with Robbinsville. Council instructed Ms. Sopronyi to move forward with the renewal.

Accessory Structure Proposed Ordinance

Ms. Sopronyi explained that Zoning Official, George Chin, brought changes forward to the existing ordinance. Changes focused on gazebos and tree houses. Discussion ensued. Councilmembers Jackson and Musing stated they believed this was overkill and government should not be regulating these things. After discussion, Council agreed to table this discussion and asked Borough Attorney, Fred Raffetto, to look into the Borough's liability regarding these issues.

SUBCOMMITTEE REPORTS

Council President Misiura stated that we received the mobility grant and are ready to move forward with the scope of work. This grant provides us with a planner. The Complete Streets Committee is looking to get additional Borough officials involved in this process.

MAYOR/COUNCIL/ADMINISTRATIVE REPORTS

Councilmember Egan

Board of Health meets Wednesday night.

Councilmember Musing

The Ordinance subcommittee will be meeting this week.

Councilmember Jackson

Parks and Rec changed their meeting date and will be meeting October 24th this month.

Councilmember Bluth

Cultural Arts and the Environmental Commission will have tables at the Harvest Fair this weekend. There will not be paddle boats this year. There has been discussion as to who takes care of the boats. We need a solution.

Council President Misiura

The Complete Streets Committee has a new member. We will be meeting with the architect regarding Borough Hall on Tuesday. The Rug Mill will be starting demolition soon. First Aid calls are increasing.

Deputy Clerk, Peggy Riggio

The Harvest Fair committee will be meeting tomorrow night. The Harvest Fair is Saturday, October 12th. Last day to register to vote in the November Election is October 15th. Election day is November 5th.

Borough Administrator/Clerk, Debra Sopronyi

We have received the permit from the County to close Stockton Street for Halloween. Site work is being performed at the bridge. The ribbon cutting for the bridge is scheduled for October 28th. She is working with Chief Gendron on changing the closing time at Memorial Park. An ordinance for this is forthcoming.

George Lang, CFO

Tax Sale is this Friday, here at the Fire House

Fred Raffetto, Borough Attorney

We are finishing obtaining the easements for the Stockton Street and Joseph Street project.

Mayor Quattrone

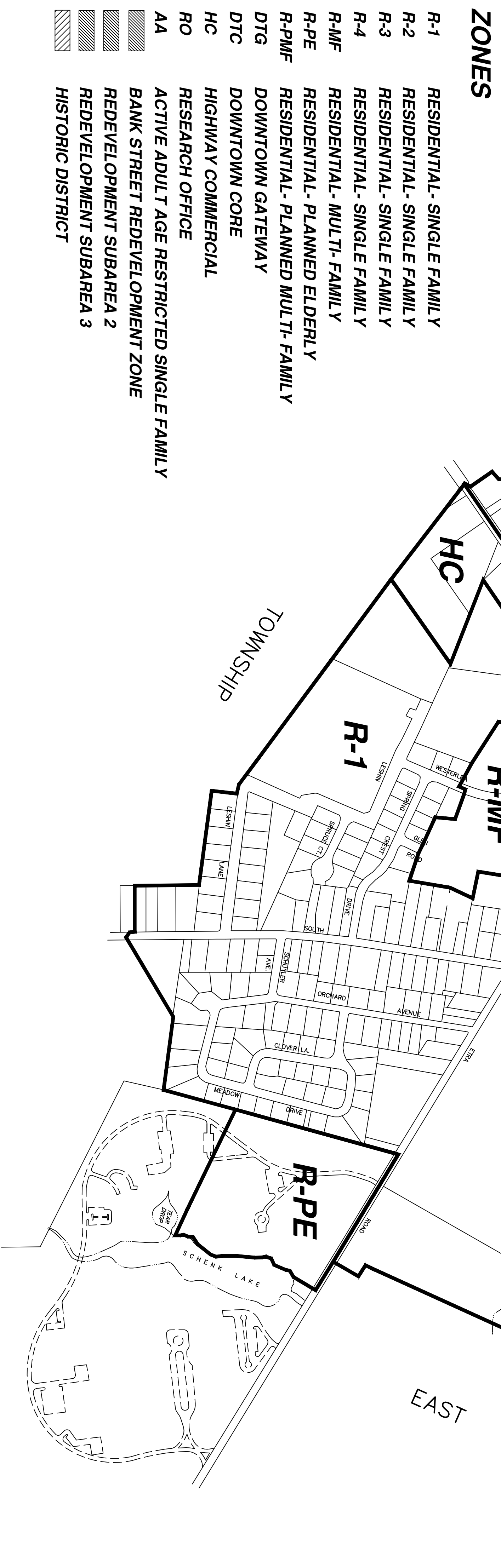
Thanked Council for a good meeting. Reminded everyone about the Harvest Fair October 12th and the Ribbon Cutting for the Bridge on October 28th.

ADJOURNMENT

Council President Misiura moved to adjourn at 9:57 p.m.; Seconded by Councilmember Egan. All ayes.

Respectfully Submitted,

Margaret M. Riggio
Deputy Borough Clerk

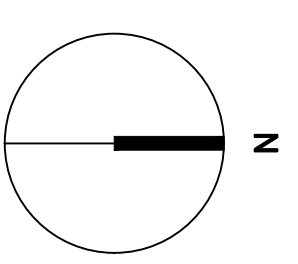
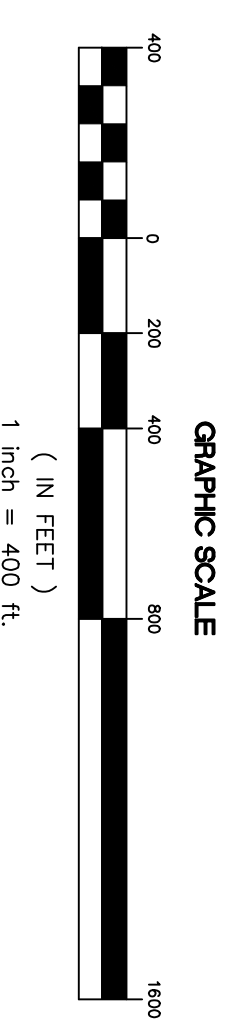


ZONES

- 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
- BANK STREET REDEVELOPMENT ZONE
- REDEVELOPMENT SUBAREA 2
- REDEVELOPMENT SUBAREA 3
- HISTORIC DISTRICT

EXISTING ZONING MAP
HIGHTSTOWN BOROUGH
MERCER COUNTY, NEW JERSEY

SEPTEMBER 2019



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