

**Meeting Minutes
Hightstown Borough Council
October 21, 2019
6:30 p.m.**

The meeting was called to order by Mayor Quattrone at 6:34 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; Monika Patel, Deputy CFO and George Lang, CFO

EXECUTIVE SESSION

Resolution 2019-189 Authorizing a Meeting that Excludes the Public

Moved by Councilmember Stults; Seconded by Councilmember Jackson.

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

Resolution adopted 5-0.

Resolution 2019-189

*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 21, 2019 at the Hightstown Fire House located at 140 North Main 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.

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

Personnel – Professional Services

Contract Negotiations – Robbinsville (Court)

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 21, 2020, 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.

Council President Misiura called the public meeting to order at 7:31p.m. and again read the Open Public Meetings Statement.

The Flag Salute followed roll call.

Fred Raffetto, Borough Attorney, arrived during Executive Session and is now present. Carmela Roberts, Borough Attorney, arrived after Executive Session and is now present.

APPROVAL OF AGENDA

Moved by Councilmember Musing; Seconded by Councilmember Jackson.

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

Agenda approved.

APPROVAL OF MINUTES

October 7, 2019 – Public Session

Moved by Councilmember Bluth; Seconded by Councilmember Musing.

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

Minutes approved 4-0 with 1 abstention.

PRESENTATIONS

Parks and Recreation Commission

Stacey Judge, Chair of the Parks and Rec Commission updated Council about all of the programs from the last year; Open Water Swims, Fun Fridays, Theatre in the Park, Pick up Sports Program, Children's Programs, and the Triathlon. She stated the Fun Fridays were a big success even they the event had been moved from Memorial Park to Association Park. The Triathlon had a lower enrollment this year but still received over \$10,000 in entry fees. Spoke regarding the Dawes Park Improvement Project which we received a Mercer at Play Grant for. Looking to

start a winter recreation program and looking for space to host that. Parks and Rec are always looking for volunteers. Council thanked Parks and Rec for all the work they do for the community.

ENGINEERING ITEMS

Lincoln, Hagemount and Rocky Brook Project

Borough Engineer, Carmela Roberts, reviewed her letter of October 9, 2019. This outlined requested modifications to the project. The major revision to the plan is removing the planned sidewalks on Rocky Brook Court. Ms. Roberts explained that due to existing conditions on Rocky Brook Court, installation of sidewalks is not feasible. Discussion ensued. It was stated that the residents initially objected to sidewalks on Rocky Brook Court. After discussion, Ms. Roberts was instructed to move forward with the modification set forth in her letter dated October 9, 2019. It was also requested that additional trees be added to the project with the saving from the removal of sidewalks from Rocky Brook Court. Ms. Roberts will work with the Environmental Commission and Shade Tree Official regarding the placement of the replacement trees so there is no interference with water sewer or stormwater management.

Resolution 2019-190 Authorizing Payment #2 – Reivax Contracting (Stockton Street Water Main Replacement)

Moved by Councilmember Bluth; Seconded by Councilmember Stults.

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

Resolution adopted 5-0.

Resolution 2019-190

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

AUTHORIZING PAYMENT #2 – 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 #2 for partial payment through October 7, 2019 for mobilization, site clearing, police traffic directors, test holes, 8” HDPE pipe and gate valves on Stockton Street in the total amount of \$96,698.38; and

WHEREAS, the Borough Engineer has recommended approval of payment #2 to Reivax Contracting of Newark, New Jersey for \$96,698.38; 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 #2 to Reivax Contracting of Newark, New Jersey for \$96,698.38, is hereby approved as detailed herein, and the CFO is authorized to issue same.

PUBLIC COMMENT I

Council President Misiura opened public comment period I and the following individuals spoke:

JP Gibbons, 602 North Main Street – Stated that the Public Comment period should be first on the agenda. Residents should not have to wait 45 minutes to be heard by Council.

Eugene Sarafin, 628 south Main Street – Commended Council for the work they do.

Sandra Johnson, 301 Lincoln Avenue – Stated that as many trees as possible need to be preserved on the Lincoln, Hagemount, Rocky Brook Project.

Christian Urgiles, 305 Lincoln Avenue – Would like trees on his property taken down. The tree roots are damaging his driveway. Plant new trees, the old trees are causing problems.

There being no further comments, Council President Misiura closed the public comment period.

ORDINANCES

Ordinance 2019-15 Final Reading and Public Hearing – 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.”

Council President Misiura opened the public hearing for Ordinance 2019-15 and the following individuals spoke.

Eugene Sarafin, 628 South Main Street – This ordinance seems complex and it would be nice to have it explained to the public.

Joe Cicalese, 136 Broad Street – Likes the ordinance and would like to see it move forward.

There being no further comments, Council President Misiura closed the public hearing.

Moved for adoption by Councilmember Musing; Seconded by Councilmember Stults.

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

Ordinance adopted 5-0.

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 Final Reading and Public Hearing – 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

Council President opened the public hearing for Ordinance 2019-16 and the following individuals spoke.

Vincent Kubak, 605 North Main Street – He has a dental office on North Main Street and the no parking will impact his business. There is room in for parking between the bike lane and curb to park.

Lindsay Smith – 552 North Main Street – It is off putting that signs and bike lanes were installed before residents were notified. Council needs to reconsider the impact on daily life.

Peter Klapsogearge, 418 North Main Street – Asked if a traffic study had been done here. He is concerned with the speed of traffic on the road and thinks that the crosswalk on North Main and Wycoffs Mill Road is unsafe. A blinking pedestrian sign is needed there. He is in favor of the bike lanes but they appeared with no warning.

Frank Rivera, 110 Broad Street – Parking is a personal matter and one size does not fit all. He fully supports Dr. Kubak and his business.

JP Gibbons – 602 North Main Street – Stated that the residents received letters after the signs and markings were complete. Has no problem with the bike lanes but has an issue with no parking. Does not support this ordinance.

Steven Wong, 558 North Main Street – Stated that he likes the bike lanes. Commented that the resolution of support spoke about buffered bike lanes; where are they.

Scott Caster, 12 Clover Lane – Stated that he does not like bike lanes, they are not necessary. Asked that Council strongly consider getting rid of this.

Howard Levine, 414 North Main Street – Stated that the no parking signs just appeared without residents being notified. Liked the old town feel of North Main Street. Feels like a highway now without the cars parked. Feels that the cars and trucks go faster now.

Sam Cedar, 222 North Main Street – There is still parking on her section of North Main Street. The neighbors park so close to her driveway she can barely pull out of her driveway. Either take all parking on North Main Street away or keep it.

Matt McDonald, 222 North Main Street – Opposes this ordinance.

Connie Mover, 553 North Main Street – Does not see the purpose in this ordinance. There has never been parking issues on North Main Street. Having partial bike paths throughout town makes no sense. Why aren't there bike lanes on South Main Street with parking prohibited.

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

Discussion ensued. Council President Misiura stated that the County got ahead of us by putting up the signs. This is all part of Complete Streets which is part of the master plan. All County roads will have bike lanes. Councilmember Stults stated that he is in favor of the bike lanes. The County moved ahead with the signs and the striping immediately following Council's initial discussion. It would make sense to have parking on one side of North Main Street. Councilmember Musing stated that he was in favor of the bike lanes but not taking away parking. There is room for parking. Council President Misiura stated that the Complete Streets Committee will reach out to the County about amending the ordinance for no parking. Borough Attorney, Fred Raffetto, stated that the County does not need permission for the bike lanes but the no parking is the authority of the Borough. Borough Administrator, Debra Sopronyi, will have Public Works cover the no parking signs.

Roll Call Vote: Councilmembers Bluth, Jackson, Misiura, Musing and Stults voted no.

Ordinance defeated 0-5.

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
	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 curblineline of Broad Street
Monmouth Street	South	From the east curblineline of Manlove Avenue 652.67 feet east
Monmouth Street	South	From Pennsylvania Railroad to Broad Street
North Main Street	East	From the northerly curblineline of Franklin Street to a point 80 feet north
North Main Street	West	From a point 239.5 feet north of the north curblineline of Stockton Street to a point 242 feet north
North Main Street	North	From the Borough Line to Monmouth Street
North Main Street	South	From Monmouth Street to the Borough Line
Oak Lane	East	From Stockton Street to the north curblineline of Lincoln Avenue; thence from Lincoln Avenue for 397 feet north
Oak Lane	West	From the northerly curblineline 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 curbline of Academy Street to a point 50 feet west
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Name of Street	Side	Location
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Pershing Avenue	West	From Grape Run Road to South Street
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Purdy Street	East	From Bank Street to Reed Street
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Railroad Avenue	East	From Stockton Street to Academy Street
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Railroad Avenue	West	From Stockton Street to Rogers Avenue
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Reed Street	North	From Mechanic Street to Rev. Powell Drive
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Rev. Powell Drive	East	From Reed Street to Chamberlin Avenue
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Rogers Avenue	North	From Stockton Street to Mercer Street
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Second Avenue	North	From Outcalt Street to Joseph Street
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Second Avenue	North	From Summit Street to Joseph Street
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South Main Street	West	From Ward Street to Mercer Street
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South Street	North	From Mercer Street to South Main Street
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Stockton Street	North	From Mercer Street to South Main Street for 199 feet west
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Stockton Street	South	From Main Street to the west curbline 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 curbline of South Main Street to a point 793.25 feet east
Ward Street	South	From the southeasterly curbline of Mercer Street to a point 57 feet east
Ward Street	South	From the easterly curbline 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.

RESOLUTIONS

Resolution 2019-191 Payment of Bills

Moved by Councilmember Stults; Seconded by Councilmember Jackson

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

Resolution adopted 5-0.

Resolution 2019-191
*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 \$1,144,405.32 from the following accounts:

Current		\$968,162.27
W/S Operating		58,846.71
General Capital		40,042.87
Water/Sewer Capital		64,220.97
Grant		0.00
Trust		0.00
Housing Trust		0.00
Animal Control		0.00
Law Enforcement Trust		0.00
Housing Rehab Loans		0.00
Unemployment Trust		0.00
Escrow		<u>13,132.50</u>
Total		<u>\$1,144,405.32</u>

Resolution 2019-192 Authorizing Payment No. 2 Assuncao Brothers, Inc. (Construction of Peddie Lake Dam Walking Bridge Replacement)

Moved by Councilmember Stults; Seconded by Councilmember Bluth.

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

Resolution adopted 5-0.

Resolution 2019-192

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

AUTHORIZING PAYMENT NO. 2 ASSUNCAO BROTHERS, INC. (CONSTRUCTION OF PEDDIE LAKE DAM WALKING BRIDGE REPLACEMENT)

WHEREAS, on August 20, 2018, the Borough Council awarded a contract for the construction of the Peddie Lake Dam Walking Bridge Replacement to Assuncao Brothers, Inc. of Edison, New Jersey in the Amount of \$408,575.84; and

WHEREAS, the contractor has submitted a request payment in the amount of \$255,261.71 for partial work performed from June 8, 2019 – September 9, 2019; 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 \$255,261.71 to Assuncao Brothers, Inc. of Edison, New Jersey is hereby approved as detailed herein.

PUBLIC COMMENT PERIOD II

Council President Misiura opened the public comment period II and the following individuals spoke:

There being no one coming forward, Council President Misiura closed the public comment period.

DISCUSSION

Ordinance 2019-17 An Ordinance Amending Chapter 20, Entitled “Protection of Trees”, of the “Revised General of the Borough of Hightstown, New Jersey.”

Councilmember Musing stated that he and Councilmember Bluth had met with the Shade Tree Official and the Environmental Commission to come up with a solution. Lines of communication are important and moving forward things like this cannot happen again. The Borough will be reaching out to JCP&L asking for new trees. Councilmember Bluth stated that she does not see any need to amend this ordinance. Council President Misiura stated that JCP&L’s job is to protect the electric grid. The Environmental Commission’s job is to protect the trees. We need to keep the lines of communication open so everyone is on the same page. Will ask JCP&L to consult with the Borough Engineer and the Water Department before new trees are planted.

Tree House Ordinance

Council had concerns regarding liability if they regulated the placement of such accessory structures. Borough Attorney Fred Raffetto stated that there is no additional liability to the Borough as they are covered under tort claims for accessory structures. Discussion ensued. Council agreed that tree houses should not be specified and when amending the ordinance, a “catchall” phrase be used for the accessory structures. Mr. Raffetto will work with George Chin, Construction Official, on revisions to the ordinance.

MAYOR/COUNCIL/ADMINISTRATIVE REPORTS

Councilmember Jackson

Parks and Rec will be meeting this Thursday.

Councilmember Bluth

Environmental Commission meets tomorrow. It’s nice to see everyone at the meeting. Council does listen to the public. Would like to see the public attend more meetings.

Councilmember Stults

Downtown Business group is selling Hightstown shirts and magnets. The Springlake Business Improvement District will be meeting with our business group at their next meeting. Right now the business group is limited in what they can do because of lack of funding. The BID would help generate funds. Reviewed the monthly police report. Stated that Sergeant Ben Miller has been nominated as First Responder of the Year for the State of New Jersey.

Council President Misiura

Planning Board met last Monday. They approved an expansion to the Peddie Art Center which will contain performing space. The building will be facing toward the street and will be a nice addition to Hightstown. There was also a subdivision approval. The Harvest Fair was great; best one ever. Thanked the committee for a great job.

Monika Patel, Deputy CFO

Water/Sewer bills are going out this week. The grace period will be extended.

Peggy Riggio, Deputy Clerk

Deadline for vote by mail applications by mail is October 29th. Deadline for vote by mail applications dropped off in person to the County is November 4th, 3:00 p.m. All vote by mail ballots must be post marked by November 5th. Election day is November 5th. Polls are open 6:00 a.m. – 8:00 p.m.

Debra Sopronyi, Administrator/Clerk

The dedication of the Peddie Lake Walking Bridge is October 28th at 6:00 p.m.

Mayor Quattrone

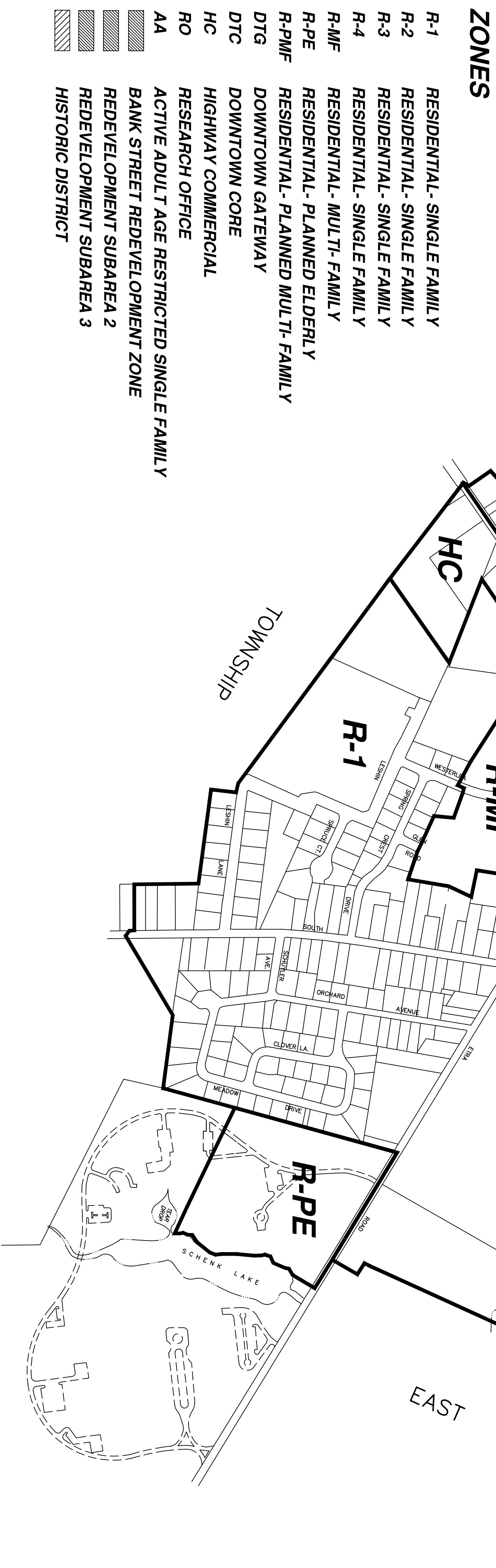
Thanked President Misiura for running the meeting tonight. Very proud of how this Council works together.

ADJOURNMENT

Moved by Councilmember Bluth at 10:04 p.m.; Seconded by Councilmember Musing. All ayes

Respectfully Submitted,

Margaret M. Riggio
Deputy Borough Clerk

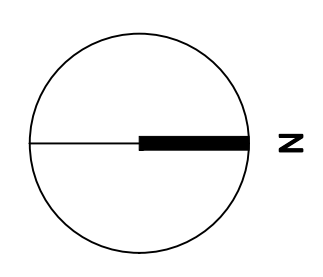
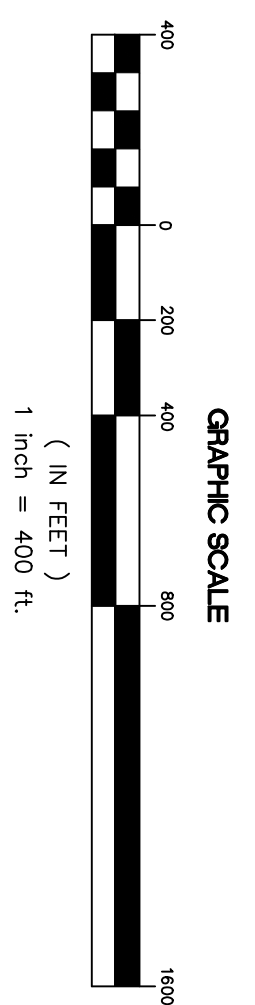


ZONES

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

EXISTING ZONING MAP
HIGHTSTOWN BOROUGH
MERCER COUNTY, NEW JERSEY

SEPTEMBER 2019



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