

**Meeting Minutes
Hightstown Borough Council
March 16, 2020
7:00 p.m.**

The meeting was called to order by Mayor Quattrone at 7:02 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 Cicalese</i> | ✓ | |
| <i>Councilmember Jackson</i> | ✓ | |
| <i>Councilmember Misiura</i> | ✓ | |
| <i>Councilmember Musing</i> | ✓ | |
| <i>Councilmember Stults</i> | BY TELECONFERENCE | |
| <i>Mayor Quattrone</i> | ✓ | |

Also in attendance: Margaret (Peggy) Riggio, Deputy Borough Clerk; Debra Sopronyi Borough Clerk/Administrator; George Lang, CFO and Fred Raffetto, Borough Attorney.

EXECUTIVE SESSION

Resolution 2020-78 Authorizing a Meeting that Excludes the Public

Moved by Councilmember Bluth; Seconded by Councilmember Cicalese.

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

Resolution adopted 6-0.

Resolution 2020-78

*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 March 16, 2020 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:

Contract Negotiations – Robbinsville
OPEIU Local 32

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 June 16, 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.

Mayor Quattrone called the public meeting to order at 7:32 p.m. and again read the Open Public Meetings Statement.

The Flag Salute followed roll call.

APPROVAL OF AGENDA

Council President moved to amend the agenda adding COVID-19 update for discussion after Planner Items. Councilmember Bluth seconded.

Councilmember Jackson moved the agenda as amended; Councilmember Misiura seconded.

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

Agenda approved as amended 6-0.

PLANNER ITEMS

Discussion of an Ordinance Amending the Land Use Ordinance of the Borough of Hightstown to Add Affordable Housing Procedural and Eligibility Requirements, to Implement the Third Round of Affordable Housing in Accordance with the Fair Housing Act of 1985.

Borough Planner, Brian Slaugh, explained the proposed ordinance. This ordinance outlines how the Borough would implement affordable housing. This sets parameters so if Hightstown were challenged in court, this would already be in place. Mr. Slaugh stated that some small changes need to be made to this before introduction. Discussion ensued. Borough Attorney, Fred Raffetto, explained that in 2015, Hightstown Borough, along with several other smaller Mercer County Municipalities, pulled out of the declaratory judgement action because of costs. The adoption of this ordinance would show that we are working toward fulfilling our obligation. He recommends we move forward but this would need to go to Planning Board first. Councilmember Misiura stated that we had talked about overlay zones in the past and would like to look at that again. After discussion, it was decided that Mr. Slaugh would get this to Planning Board with the overlay zones before introduction.

COVID-19 UPDATE

Borough Administrator/Clerk, Debra Sopronyi, stated that she has a meeting scheduled tomorrow morning with

Office of Emergency Management Coordinator, Jim Sidelinger, along with Mayor Quattrone and Police Chief Gendron. Ms. Sopronyi advised that as of this morning, the Municipal Offices are closed to the Public. All business will be conducted by mail, email or telephone. The next phase would be to stagger staff in the various departments. New cleaning methods have been put into place. Construction will not be performing inspections unless it has to do with the safety or welfare of the public. Garbage pick up will continue. First Aid will only be transporting individuals to the hospital for life threatening matters. Dispatch will be questioning callers for symptoms before an ambulance or police are dispatched. Ms. Sopronyi suggested at this time the April 6, 2020 meeting be cancelled and that the April 20, 2020 meeting be a conference call. The Governor has not issued any waivers or exceptions to the Open Public Meetings act. Discussion ensued. Council stated that they would like an update from OEM at the next meeting. They would also like a Plan B, what if an employee tests positive. We need to plan for the worst case scenario. Ms. Sopronyi stated she hoped to have more answers after tomorrow's meeting. Council decided to keep the scheduled April 6, 2020 meeting.

PUBLIC COMMENT I

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

Scott Caster, 12 Clover Lane – Thanked everyone for what they are doing during this COVID-19 outbreak. He stated that he would like to see more interaction between the Board of Health and The Peddie School.

Councilmember Stults stated that The Peddie School had international students that went home for spring break and told not return. The Peddie School is on distance learning now. Some students are still on campus because they could not get home. He has heard that the Lawrenceville School has shut down and is on remote learning for the rest of the school year.

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

ORDINANCES

First Reading and Introduction Ordinance 2020-02 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.”

Moved for Introduction by Councilmember Cicalese; Seconded by Councilmember Misiura.

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

Ordinance introduced 6-0.

ORDINANCE 2020-02

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 2019, 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 certain properties, or portion(s) thereof, be re-zoned from their existing zoning classifications to either the “DTG Downtown Gateway” District or the “R-3 Residential District”; and

WHEREAS, a listing of the properties, or portion(s) thereof, to be re-zoned, as prepared by the Borough Engineer, is attached hereto as Exhibit “A” and made a part hereof; and

WHEREAS, said listing identifies each parcel’s existing zoning classification and the proposed new zoning designation for each such parcel; and

WHEREAS, the Borough Engineer has prepared an updated Zoning Map, dated March 2020, which reflects and incorporates the new zoning district classifications; and

WHEREAS, a copy of the updated and amended Zoning Map which reflects the said zoning changes, as prepared by Roberts Engineering Group, LLC, dated March 2020, is attached hereto as Exhibit “B” and made a part hereof; and

WHEREAS, it is the desire of the Borough Council to re-zone the properties listed on Exhibit “A” accordingly, and to adopt the attached updated and amended Zoning Map which is attached as Exhibit “B,” 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 designation of each of the properties, or part(s) thereof, as shown on Exhibit “A” to either the “DTG Downtown Gateway” District or the “R-3 Residential” District, in accordance with Exhibit “A.”

Section 2. 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 reflects the said zoning changes and which is attached hereto as Exhibit “B,” as prepared by Roberts Engineering Group, LLC and dated March 2020, to represent the Official Zoning Map of the Borough of Hightstown.

Section 3. That the updated Zoning Map, which is attached hereto as Exhibit “B,” shall supersede the prior Zoning Map of the Borough which was dated September 2019.

Section 4. 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 2019~~ March 2020, 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 5. That any zoning classification revisions set forth in the within Ordinance and the annexed Exhibits which were recommended by the Planning Board as part of the periodic general reexamination of the Borough's 2014 Master Plan (as identified on Exhibit "A") shall be exempt from the notice provisions set forth in N.J.S.A. 40:55D-62.1, per said statute.

Section 6. That any zoning classification revisions set forth in the within Ordinance and the annexed Exhibits which were not recommended as part of the periodic general reexamination of the Borough's 2014 Master Plan (as identified on Exhibit "A") shall be subject to the notice provisions set forth in N.J.S.A. 40:55D-62.1.

Section 7. 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 8. 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 9. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 10. That this Ordinance shall become effective upon final passage and publication in accordance with the law, but not until a copy of this Ordinance and the attached updated Zoning Map have been filed with the Mercer County Planning Board and the Mercer County Clerk's office pursuant to N.J.S.A. 40:55D-16.

Introduction: March 16, 2020

Adoption:

ATTEST:

DEBRA L. SOPRONYI
MUNICIPAL CLERK

LAWRENCE D. QUATTRONE
MAYOR

ZONING MAP ATTACHED HERETO AND MADE PART THEREOF

RESOLUTIONS

Resolution 2020-79 Payment of Bills

Moved by Council President Musing; Seconded by Councilmember Jackson.

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

Resolution adopted 6-0.

Resolution 2020-79

*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 \$574,092.85 from the following accounts:

| | | |
|-----------------------|--|---------------------|
| Current | | \$375,009.65 |
| W/S Operating | | 197,246.95 |
| General Capital | | 1,660.25 |
| Water/Sewer Capital | | 176.00 |
| 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>0.00</u> |
| | | |
| Total | | <u>\$574,092.85</u> |

Resolution 2020-80 Authorizing a Memorandum of Understanding Between Hightstown Borough and Robbinsville Township for Negotiations Regarding a Police and Court Facility Dispatch Services

Moved by Councilmember Cicalese; Seconded by Councilmember Bluth.

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

Resolution adopted 6-0.

Resolution 2020-80

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

AUTHORIZING A MEMORANDUM OF UNDERSTANDING BETWEEN HIGHTSTOWN BOROUGH AND ROBBINSVILLE TOWNSHIP FOR NEGOTIATIONS REGARDING A POLICE AND COURT FACILITY AND DISPATCH SERVICES

WHEREAS, Hightstown Borough (“Hightstown”) is in need of facilities for police and court operations (the “Services”); and

WHEREAS, Robbinsville Township (“Robbinsville”) is planning to build such a facility; and

WHEREAS, the Governing Bodies of both Robbinsville and Hightstown (the “Parties”) find that it would be in the best interests of the Parties to engage in negotiations relating to the proposed collective provision of the Services at the new facility to be constructed by Robbinsville and dispatch services through a Shared Services Agreement; and

WHEREAS, in furtherance thereof, the Parties have drafted the attached Memorandum of Understanding, which shall memorialize the steps to be undertaken and establish responsibilities as it relates to the negotiation of a Shared Services Agreement regarding the Services.

NOW, THEREFORE, BE IT RESOLVED, that the Hightstown Borough Council hereby authorizes the Mayor to execute, and the Clerk to attest, the attached Memorandum of Understanding with Robbinsville Township relating to the above.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING made this ____ day of _____, 2020, by and between:

THE BOROUGH OF HIGHTSTOWN ("Hightstown"), a municipal corporation of the State of New Jersey, with its temporary principal offices located at 156 Bank Street, Hightstown, New Jersey 08520; and

THE TOWNSHIP OF ROBBINSVILLE ("Robbinsville"), a municipal corporation of the State of New Jersey, with its principal offices located at 2298 Route 33, Robbinsville, New Jersey 08691.

(Hightstown and Robbinsville will be collectively referred to herein as the "Parties").

WHEREAS, subject to further negotiations, Robbinsville and Hightstown may wish to enter into a Shared Services Agreement, pursuant to N.J.S.A. 40:A:65-1, *et seq.*, relating to the proposed construction by Robbinsville of certain new building(s) located in Robbinsville (the “Project”) which will house a Shared Municipal Court for the Parties, as well as separate Police Department facilities for both Parties; and

WHEREAS, the Parties are also interested in including dispatch services as part of the proposed Shared Services Agreement; and

WHEREAS, the Governing Bodies of both Robbinsville and Hightstown find that it would be in the best interests of the Parties to engage in negotiations relating to the drafting of a proposed Shared Services Agreement concerning all of the above activities (collectively, the “Services”); and

WHEREAS, the purpose of this Memorandum of Understanding is to memorialize the steps to be undertaken regarding said negotiations concerning the Project and the Services.

NOW, THEREFORE, the Parties hereto wish to set forth in this Memorandum of Understanding their responsibilities as it relates to the negotiation of a Shared Services Agreement regarding the Project and the Services

as follows:

1. The Parties will enter into negotiations immediately regarding the plans for construction of the Project, which shall include a Shared Municipal Court for the Parties, as well as facilities for the Hightstown Borough Police Department. The negotiations shall include terms and conditions for the leasing of space by Hightstown within the Project for these activities, as well as related issues concerning the operation of a Shared Municipal Court. The Parties shall also include dispatch services as part of the negotiations to be undertaken. It is the intention of the Parties to enter into a Shared Services Agreement concerning the Project and the Services within one hundred and twenty (120) days of the full execution of this Memorandum of Understanding, with such Agreement to be subject to review and approval by the Governing Bodies of both Parties.
2. During such one hundred and twenty (120) day time period, the Parties shall not solicit or entertain any other proposals involving any other public entities for the Project or Services referenced herein, and shall engage in exclusive negotiations with each other regarding the Project and the Services.
3. If the Parties are unable to negotiate a Shared Services Agreement regarding the Project and the Services referenced herein during the one hundred and twenty (120) day time period, both Parties shall, prior to the expiration of such one hundred and twenty (120) days, report the status of the negotiations to their respective Governing Bodies. At such time, the Parties shall make a recommendation to their respective Councils, based upon which each Council shall determine, in its sole discretion, to either (a) extend the time for such negotiations for a reasonable period of time, if such extension is deemed likely to result in a satisfactory agreement, or (b) cease such negotiations.
4. Subject to the successful negotiation of the aforementioned Shared Services Agreement, Robbinsville will include construction of the Project (and all related expenses associated with the Project) in its budget for 2021.

IN WITNESS WHEREOF, the Parties have caused this Memorandum of Understanding to be signed by their respective officers duly authorized, and have caused this Memorandum of Understanding to be dated as of the day and year written above.

ATTEST:

BOROUGH OF HIGHTSTOWN

Debra L. Sopronyi, Municipal Clerk

Lawrence Quattrone, Mayor

ATTEST:

TOWNSHIP OF ROBBINSVILLE

Michele Seigfried, Municipal Clerk

David Fried, Mayor

CONSENT AGENDA

Councilmember Jackson moved Resolutions 2020-81; 2020-82; 2020-83; 2020-84; 2020-85 and 2020-86 as a Consent Agenda; Councilmember Stults seconded.

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

Resolutions adopted 6-0.

Resolution 2020-81

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

**EXTENDING A CONTRACT FOR REMOVAL, TRANSPORTATION,
DELIVERY AND DISPOSAL OF SLUDGE CAKE – WASTE MANAGEMENT
SERVICES OF NEW JERSEY, INC.**

WHEREAS, three (3) bids were received on November 2, 2018 for the removal, transportation, delivery and disposal of sludge cake for the advanced Wastewater Treatment Plant (AWWTP) in Hightstown Borough; and

WHEREAS, the contract was awarded to Waste Management Services of New Jersey, Inc. of Ewing, New Jersey at a per unit price of \$107 per ton with a total contract price of \$107,000.00

WHEREAS, the bid was for a period of one (1) year, said contract being awarded for a period of one (1) year with the Borough reserving the right to renew at the specified bid price for two (2) additional periods of six (6) months for a total time period of two (2) years; and

WHEREAS, the one year contract expired December 31, 2019; and,

WHEREAS, the Mayor and Council wish to renew the contract for removal, transportation, delivery and disposal of sludge cake for the period of January 1, 2020 – June 30, 2020; and

WHEREAS, this agreement may be further extended for up to one (1) additional six month term; and

WHEREAS, funds for this expenditure will be made available in the 2020 budget; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the present contract for removal, transportation, delivery and disposal of sludge cake is hereby extended

with Waste Management Services of New Jersey for an additional six month period ending June 30, 2020, as detailed herein.

Resolution 2020-82

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

RATIFYING THE MEMORANDUM OF AGREEMENT WITH THE HIGHTSTOWN MEMBERS OF LOCAL 32 OF THE OFFICE AND PROFESSIONAL EMPLOYEES INTERNATIONAL UNION AFL-CIO – WHITE COLLAR UNIT FOR THE YEARS 2019, 2020 AND 2021, AND AUTHORIZING THE EXECUTION OF A COLLECTIVE BARGAINING AGREEMENT RELATING THERETO

WHEREAS, the Borough of Hightstown and the Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – White Collar Unit have negotiated a Memorandum of Agreement for the years 2019, 2020 and 2021; and

WHEREAS, a copy of the Memorandum of Agreement is attached hereto and made a part hereof; and

WHEREAS, the Memorandum of Agreement has been reviewed by all parties and ratified by the Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – White Collar Unit; and

WHEREAS, it is the desire of the Mayor and Council that it be approved, ratified and executed by the appropriate representatives of the Borough; and

WHEREAS, it is also the desire of the Mayor and Council to authorize the appropriate Borough Officials to execute a new Collective Bargaining Agreement (“CBA”) with Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – White Collar Unit for the years 2019, 2020 and 2021, so long as the CBA includes all of the terms and conditions set forth in the attached Memorandum of Agreement and the CBA is satisfactory to the Borough’s Labor Counsel.

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

1. That the attached Memorandum of Agreement with Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – White Collar Unit for the years 2019, 2020 and 2021, which agreement is on file in the Borough Clerk’s office, is hereby approved and ratified.
2. That the Mayor is hereby authorized to execute, and the Borough Clerk to attest, the attached Memorandum of Agreement with the Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – White Collar Unit for the years 2019, 2020 and 2021.
3. That the Mayor is hereby authorized to execute, and the Borough Clerk to attest, a new CBA with Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – White Collar Unit for the years 2019, 2020 and 2021, so long as the CBA includes all of the terms and conditions set forth in the attached Memorandum of Agreement and the CBA is satisfactory to the Borough’s Labor Counsel.
4. That a certified copy of this Resolution shall be provided to each of the following:
 - a. Hightstown Local 32 of the Office and Professional Employees International Union AFL-CIO –

- White Collar Unit;
b. Eric Bernstein, Labor Counsel.

Resolution 2020-83

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

RATIFYING THE MEMORANDUM OF AGREEMENT WITH THE HIGHTSTOWN MEMBERS OF LOCAL 32 OF THE OFFICE AND PROFESSIONAL EMPLOYEES INTERNATIONAL UNION AFL-CIO – BLUE COLLAR UNIT FOR THE YEARS 2019, 2020 AND 2021, AND AUTHORIZING THE EXECUTION OF A COLLECTIVE BARGAINING AGREEMENT RELATING THERETO

WHEREAS, the Borough of Hightstown and the Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – Blue Collar Unit have negotiated a Memorandum of Agreement for the years 2019, 2020 and 2021; and

WHEREAS, a copy of the Memorandum of Agreement is attached hereto and made a part hereof; and

WHEREAS, the Memorandum of Agreement has been reviewed by all parties and ratified by the Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – Blue Collar Unit; and

WHEREAS, it is the desire of the Mayor and Council that it be approved, ratified and executed by the appropriate representatives of the Borough; and

WHEREAS, it is also the desire of the Mayor and Council to authorize the appropriate Borough Officials to execute a new Collective Bargaining Agreement (“CBA”) with Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – Blue Collar Unit for the years 2019, 2020 and 2021, so long as the CBA includes all of the terms and conditions set forth in the attached Memorandum of Agreement and the CBA is satisfactory to the Borough’s Labor Counsel.

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

1. That the attached Memorandum of Agreement with Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – Blue Collar Unit for the years 2019, 2020 and 2021, which agreement is on file in the Borough Clerk’s office, is hereby approved and ratified.
2. That the Mayor is hereby authorized to execute, and the Borough Clerk to attest, the attached Memorandum of Agreement with the Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – Blue Collar Unit for the years 2019, 2020 and 2021.
3. That the Mayor is hereby authorized to execute, and the Borough Clerk to attest, a new CBA with Hightstown Members of Local 32 of the Office and Professional Employees International Union AFL-CIO – Blue Collar Unit for the years 2019, 2020 and 2021, so long as the CBA includes all of the terms and conditions set forth in the attached Memorandum of Agreement and the CBA is satisfactory to the Borough’s Labor Counsel.
4. That a certified copy of this Resolution shall be provided to each of the following:

- a. Hightstown Local 32 of the Office and Professional Employees International Union AFL-CIO – Blue Collar Unit;
- b. Eric Bernstein, Labor Counsel.

Resolution 2020-84

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

AUTHORIZING A REFUND BULK FOR GARBAGE FEE

WHEREAS, David Sanchez Martinez, 2 Grape Run Road, Hightstown, New Jersey paid for six (6) bulk stickers for bulk garbage pickup scheduled for March 3, 2020 with payment in the form of cash in the amount of \$30.00; and

WHEREAS, \$30.00 was deposited into account #0-01-08-105-600; and

WHEREAS, the resident no longer needed the bulk stickers and returned them to Hightstown Borough ; and

WHEREAS, the Department of Public Works has requested that a refund of the \$30.00 paid for said bulk garbage stickers be issued.

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Finance Department is hereby authorized and directed to issue a refund in the amount of \$30.00 to David Sanchez Martinez, 2 Grape Run Road, Hightstown, New Jersey, 08520, for bulk garbage stickers as stated herein.

Resolution 2020-85

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

AUTHORIZING A TRANSFER OF FUNDS IN THE 2019 BUDGET

Whereas, N.J.S.A. 40A:4-59 provides that the governing body may authorize a transfer of funds in the budget during the first three months of the following year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the following transfers in the 2019 budget are hereby authorized:

| <u>Current:</u> | <u>From</u> | <u>To</u> |
|---------------------------------|--------------------|------------------|
| Legal Services and Costs | \$ | \$ |
| Other Expenses | 8,000.00 | - |
| Financial Administration | | |
| Salaries and Wages | 10,000.00 | |

Group Insurance

Other Expenses 21,000.00 -

Police Department

Other Expenses 12,000.00 -

Board of Health

Other Expenses 2,500.00 -

Celebration of Public Events

Other Expenses 3,000.00

Municipal Court

Salaries and Wages 9,500.00

Grant Writing

Other Expenses - 2,000.00

Municipal Clerk

Salaries and Wages 7,000.00

Tax Collector

Salaries and Wages - 1,500.00

Planning and Zoning

Salaries and Wages 2,000.00

Police Department

Salaries and Wages 40,000.00

Board of Health

Salaries and Wages 4,000.00

Street Lighting

Other Expenses 3,000.00

Housing Code Enforcement

Salaries and Wages 6,500.00

TOTALS \$ 66,000.00 \$ 66,000.00
Resolution 2020-86

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

**AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS
PRIOR TO ADOPTION OF THE 2020 BUDGET**

WHEREAS, an emergent condition has arisen with respect to inadequate appropriation balances remaining in some line items of the 2020 temporary budget; and

WHEREAS, N.J.S.A. 40A:4-20 provides for the creation of emergency appropriations for the purposes above mentioned; and

WHEREAS, it is the desire of the Mayor and Council to create emergency temporary appropriations as set forth on Schedule “A,” attached; and

WHEREAS, the total emergency temporary appropriations in resolutions adopted in the year 2020 pursuant to the provisions of N.J.S.A. 40A:4-20 (Chapter 96, P.L. 1951, as amended), including this resolution, total:

| | <i>THIS RESOLUTION</i> | <i>PREVIOUS TOTAL</i> | <i>CUMULATIVE TOTAL</i> |
|--------------------------|-------------------------------|------------------------------|--------------------------------|
| Current | 76,000.00 | 25,330.00 | 101,330.00 |
| Capital Outlay – Current | 0.00 | 0.00 | 0.00 |
| Debt Service - Current | 0.00 | 0.00 | 0.00 |
| Water/Sewer | 0.00 | 175,000.00 | 175,000.00 |
| Capital Outlay – W/S | 0.00 | 0.00 | 0.00 |
| Debt Service - W/S | 0.00 | 0.00 | 0.00 |
| TOTAL | 76,000.00 | 200,330.00 | 276,330.00 |

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hightstown (not less than two-thirds of all the members of thereof affirmatively concurring) that, in accordance with N.J.S.A. 40A:4-20:

1. An emergency temporary appropriation is hereby made for each item listed on the schedules that are attached hereto and made a part hereof;
2. Each emergency appropriation listed will be provided for in the 2020 budget under the same title as written herein;
3. One certified copy of this resolution will be filed with the Director of Local Government Services, and a copy provided to the Chief Finance Officer.

PUBLIC COMMENT PERIOD II

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

Scott Caster, 12 Clover Lane - Stated that he would like to speak about the budget but would like to speak at the budget meeting. He is unclear if the public will be restricted from speaking at the budget meetings.

Deputy Clerk, Peggy Riggio, informed Mr. Caster that the budget meetings are public meetings and the public will have an opportunity for comment.

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

DISCUSSION

Old Business

Budget Meetings (3/04/2020)

Council discussed cancelling the budget meetings scheduled for March 30th and April 7th. Council agreed that it be best to postpone those meetings for the time being. They did request that CFO, George Lang, send the budget documents to Council as soon as possible to give them ample time to review.

MAYOR/COUNCIL/ADMINISTRATIVE REPORTS

Councilmember Cicalese

Board of Health met last week. He pointed out to Mr. Caster that the Board of Health does have point people at both Peddie and the East Windsor Regional School District.

Councilmember Stults

He has spoken with Construction Official, George Chin, regarding the PRC Group. A construction trailer has been dropped off at the site and they have applied for a demolition permit for the shed. There is a rodent issue and it is being addressed.

Councilmember Bluth

Empty Bowls has been postponed and the Peddie School has been very accommodating and helpful. The Cultural Arts Commission has already distributed a portion of the proceeds to three organizations (Rise, Better Beginnings and Send Hunger Packing) to help with their food banks at this time.

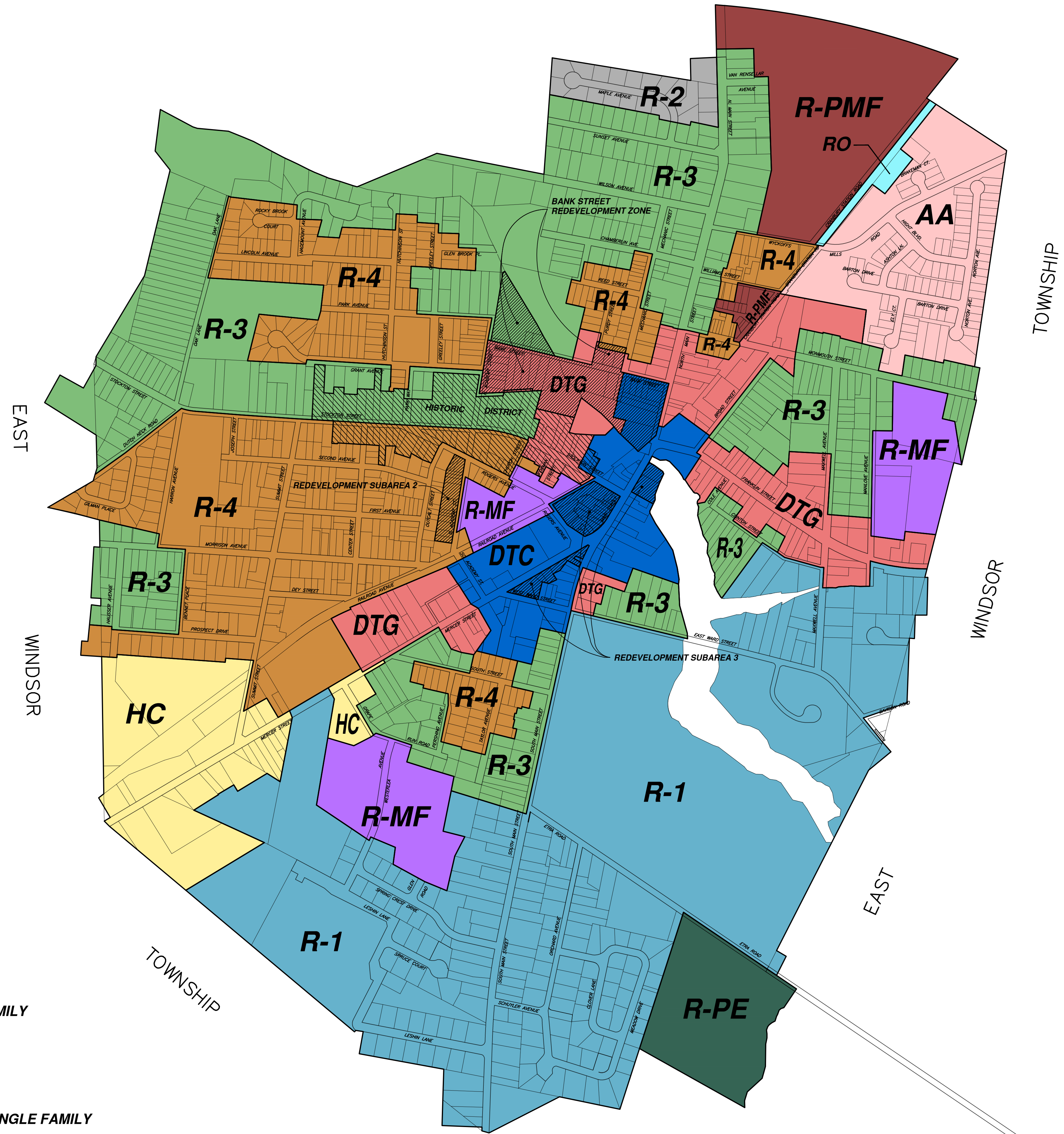
ADJOURNMENT

Councilmember Bluth moved to adjourn at 8:55 p.m.; Councilmember Cicalese seconded. All ayes.








Respectfully Submitted,

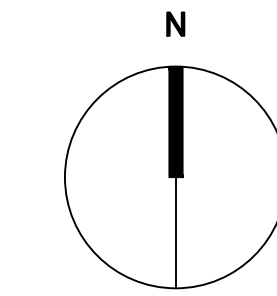
Margaret M. Riggio
Deputy Borough Clerk

| Borough of Hightstown Zoning Map Lot and Block Re-Zoning March 10, 2020 | | | | |
|---|----------|-----------|-----------|--|
| Block | Lot | 2019 Zone | 2020 Zone | Re-zoned because of the Re-examination of the 2014 Master Plan? |
| 4.01 | 17 | R-4 | DTG | YES |
| Portion of 11 | 6.01 | RO | DTG | YES |
| 11 | 17.01 | HC | DTG | YES |
| 11 | 17.02 | HC | DTG | YES |
| 11 | 19.01 | HC | DTG | YES |
| 11 | 20 | HC | DTG | YES |
| 15 | 13 | R-4 | DTG | YES |
| 18 | 9 | R-4 | DTG | YES |
| 18 | 10 | R-4 | DTG | YES |
| 18 | 11 | R-4 | DTG | YES |
| Portion of 21 | 27 | DTC | DTG | YES |
| Portion of 21 | 28 | DTC | DTG | YES |
| Portion of 21.01 | 11.01 | DTC | DTG | YES |
| 24 | 6 | HC | R-MF | YES |
| 24 | 7 | HC | DTG | YES |
| 24 | 9 | RO | R-MF | YES |
| 24 | 15 | HC | DTG | YES |
| 24 | 16 | HC | DTG | YES |
| 24 | 17 | HC | DTG | YES |
| Portion of 26 | 22.01 | DTC | DTG | YES |
| 26 | 25 | DTC | DTG | YES |
| 26 | 26 | DTC | DTG | YES |
| 26 | 29.01 | HC | DTG | YES |
| 26 | 30.01 | HC | DTG | YES |
| Portion of 26 | 27.01/28 | DTC | DTG | YES |
| Portion of 26 | 27.01/28 | HC | DTG | YES |
| 27 | 1 | HC | DTG | YES |
| 27 | 2 | HC | DTG | YES |
| 27 | 33 | R-3 | DTG | YES |
| Portion of 27 | 47.01 | R-3 | DTG | YES |
| 30 | 1 | R-MF | DTG | YES |
| 30 | 2 | R-MF | DTG | YES |
| 30 | 3 | R-MF | DTG | YES |
| 32 | 4 | R-4 | DTG | YES |
| 32 | 5 | R-4 | DTG | YES |
| 32 | 6 | R-4 | DTG | YES |
| 32 | 7 | R-4 | DTG | YES |
| 38 | 3 | R-3 | DTG | YES |
| 38 | 4 | R-3 | DTG | YES |
| 38 | 5 | R-3 | DTG | YES |
| 50 | 1 | R-1 | DTG | YES |
| 50 | 2 | R-1 | DTG | YES |
| 50 | 3 | R-1 | DTG | YES |
| 50 | 4 | R-1 | DTG | YES |
| 56 | 1 | R-3 | DTC | YES |
| 56 | 2 | R-3 | DTC | YES |
| 56 | 24 | R-3 | DTG | YES |
| 56 | 25 | R-3 | DTG | YES |
| 56 | 26 | R-3 | DTG | YES |
| 56 | 27 | R-3 | DTG | YES |
| 56 | 28 | R-3 | DTG | YES |
| Portion of 56 | 29 | R-3 | DTG | YES |
| 56 | 30 | R-3 | DTG | YES |
| 56 | 31 | R-3 | DTG | YES |
| 60 | 9.01 | HC | DTG | YES |
| 60 | 11 | R-3 | DTG | YES |
| 60 | 12 | R-3 | DTG | YES |
| 60 | 13 | R-3 | DTG | YES |
| 60 | 14 | R-3 | DTG | YES |
| 60 | 15 | R-3 | DTG | YES |
| 60 | 16 | R-3 | DTG | YES |
| 60 | 17 | R-3 | DTG | YES |
| 60 | 18 | R-3 | DTG | YES |
| 60 | 19 | R-3 | DTG | YES |
| 21 | 1 | R-MF | DTG | NO |
| 21 | 2 | R-MF | DTG | NO |
| 21 | 3 | R-MF | DTG | NO |
| 21 | 4 | R-MF | DTG | NO |
| 21 | 5 | R-MF | DTG | NO |
| 21 | 6 | R-MF | DTG | NO |
| 21 | 7 | R-MF | DTG | NO |
| 21 | 8 | R-MF | DTG | NO |
| 21 | 9 | R-MF | DTG | NO |
| 21 | 10 | R-MF | DTG | NO |
| 21 | 11 | R-MF | DTG | NO |
| 21 | 12 | R-MF | DTG | NO |
| 21 | 13 | R-MF | DTG | NO |
| 21 | 14 | R-MF | DTG | NO |
| 21 | 20 | R-MF | DTG | NO |
| 21 | 26 | R-MF | DTG | NO |
| 28 | 42.02 | DTG | R-3 | NO |
| 29 | 9.02 | DTG | R-3 | NO |
| 29 | 10.02 | DTG | R-3 | NO |



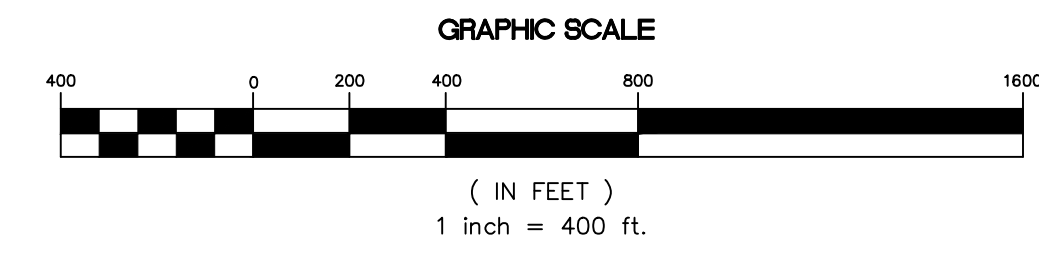
ZONES

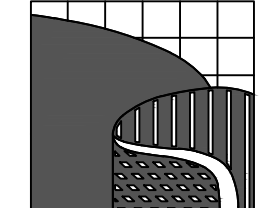
-  R-1 RESIDENTIAL- SINGLE FAMILY
-  R-2 RESIDENTIAL- SINGLE FAMILY
-  R-3 RESIDENTIAL- SINGLE FAMILY
-  R-4 RESIDENTIAL- SINGLE FAMILY
-  R-MF RESIDENTIAL- MULTI- FAMILY
-  R-PE RESIDENTIAL- PLANNED ELDERLY
-  R-PMF RESIDENTIAL- PLANNED MULTI- FAMILY
-  DTG DOWNTOWN GATEWAY
-  DTC DOWNTOWN CORE
-  HC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



ZONING MAP
HIGHTSTOWN BOROUGH
 MERCER COUNTY, NEW JERSEY

MARCH 2020





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