



MINUTES

Thursday, April 21, 2016
7:30 pm @ Hightstown-East Windsor
Historical Society



Call to order:

Chairman Pratt called the meeting to order at 8:05pm.

Open Public Meeting Act Statement: Rick Pratt read the Open Public Meetings Act Statement.

Roll Call:

Commissioner Cardoso (PC):	<i>Absent</i>	Commissioner Egan (DE):	<i>Absent</i>
Commissioner Carney (WC):	Present (8pm)	Commissioner: Honsel (JH):	Present
Commissioner Pratt (RP):	Present	Commissioner, Mair (JM) Alt. #1:	Present
Commissioner Teller (RT):	<i>Absent</i>	Commissioner, White (KW) Alt. #2	<i>Absent</i>
Commissioner von Riegen (RvR):	<i>Absent</i>		

Council Liaison C. Montferrat (CM): Present Planning Bd. Liaison J. Honsel (JH): Present

Minutes: 03/17/16 Minutes were approved with edits. Connor Montferrat spoke at the 3/14/16 Planning Board meeting in support of the HPC ordinance and described the need with two recent examples of registered houses being adversely affected within the present ordinance.

Guests: None

Correspondence: None

Opinion Requests:

Windsor Properties – Mercer Street: This is the property one building south of Hedy's / Joe Canal's on Mercer Street. It's largely in East Windsor, but with a small corner in Hightstown. The Comments to be included on the PB Comment sheet are: 1. Route 33 Corridor Study should be reviewed by both Hightstown and East Windsor Planning Boards. Strip malls don't fall into recommended uses. Should be at a minimum two stores with retail & Apartments if it moves forward. 2. Rotate building parallel to back property line, smooth back of building & step/articulate front of building to break up massing. Post Meeting: RP sent back the PB Comment sheet with the above comments to the Planning Board Secretary 4/22/16.

Grant Street; Block 34, Lot 3.02: This is a proposed new house facing Grant Street, but it is in the historic district due to being a subdivided lot that faced Stockton Street. See Opinion 2016-4 for full information.

Old Business:

Certified Local Government:

CM updated commissioners on the SHPO presentation and the Planning Board's comments and questions about the CLG program. Although implementing the program is an objective in the Master Plan, it's not a priority at this time. However, the Planning Board does plan on updating the ordinance and the Historic Element. He said that the revised ordinance will include CLG ideas. And, that there

should be a trigger mechanism for alteration applications to properties on the National Register. -- RP noted to CM that the Historic Element had been started in 2010 by the HPC, but due to a major change in commissioners it was put on the back burner. Additionally, within the last year the HPC decided to get the CLG implemented before going back to the Historic Element. RP will bring the previous progress to the next meeting for discussion. Post Meeting: It should be noted again for record purposes that the HPC agreed several months ago to let the Planning Board edit the HPC ordinance due to public perception of the HPC overstepping their bounds. This would negate an HPC subcommittee on this topic.

Historic District Sign & Descriptive Sign: Commissioner Honsel passed around a shortened draft. Mr. Carney who was the latest commissioner to review the language was not able to attend the meeting. JH and WC to review and report back at the next meeting. WC and JH will look into the status. RP to print map of district for review at the next meeting of locations for district signs. The descriptive sign will be on the back of the blue Hightstown sign across from 194 Stockton Street, but no other sign locations have been determined.

Image Imbedded Database. RP took pictures from the east end of the historic district to 220 Stockton Street and mocked out a database file. The Commissioners reviewed it. The layout remains up in the air. As of now, only two images fit on a page and the final document will be unwieldy. The Commissioners discussed alternate formats. Possibly Google Powerpoint so that it's available online forever and can be updated by anyone from anywhere. The concern was that it isn't sortable like Excel, but it was mentioned that it is searchable with the "Find" function. The Google version of Word is another possibility.

Public Comment:

None

New Business:

Steward of Hightstown History award 2015. There was discussion of various homes throughout town. The decision was that it should be a home that was renovated in 2015, rather than prior. The Commission unanimously recommended Chris and Holly Moraitis of 208 Stockton Street. CM recommended the 5/16 council meeting. Post Meeting: RP notified Chris Moraitis and he accepted. He will attend the 5/16 meeting. RP also asked the Borough Clerk (with a cc to the Mayor) that this be added to the 5/16 agenda. On 4/25, RP was cc'd on an email from the clerk to the deputy clerk to add it to the agenda under presentations.

Historic Element: CM mentioned that the Planning Board would like the HPC to pick up the Historic Element revisions again.

Budget: CM noted that the 2016 budget will be \$1,500.

Adjournment:

The meeting was moved for adjournment by WC, 2nd by JH at 8:44 pm.

Next Meeting: May, 19 2016 – 7:30pm, HEWHS