

Hightstown Planning Board
Regular Meeting
October 15, 2019, 7:30 p.m.

OPEN SESSION

Chairman, Fred Montferrat called the meeting to order at 7:31 p.m. and read the Open Public Meetings Act statement: "Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was sent to the Trenton Times and the Windsor-Hights Herald and is posted in the Borough Clerk's Office."

Flag Salute

Roll Call

	PRESENT	ABSENT	LATE ARRIVAL
Mr. Montferrat, Chairman	X		
Mayor Quattrone	X		
Councilman Misiura	X		
Ms. Asselstine	X		
Ms. Colavecchio	X		
Ms. Jackson	X		
Mr. Rosenberg	X		
Mr. Searing	X		
Mr. Cicalese	X		
Mr. Balcewicz, Alt. #1	X		
Mr. Cabot, Alt. #2		X	

Also in attendance: Sandy Belan, Planning Board Secretary. Amanda Wolfe, Planning Board Attorney, Carmela Roberts, Planning Board Engineer and Brian Slauch, Planning Board Planner.

APPROVAL OF AGENDA

Mr. Montferrat asked that the Memorialization of the Resolutions be moved after the Public Comment portion of the meeting.

Motion made by Mr. Cicalese and seconded by Mr. Searing to approve the amended agenda.

ROLL CALL VOTE: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Ms. Jackson, Mr. Rosenberg, Mr. Searing, Mr. Cicalese and Mr. Balcewicz voted yes. Mr. Cabot was absent. Motion passed 10-0.

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments to the minutes of the August 12, 2019, Regular Meeting. Motion made by Ms. Colavecchio and seconded by Ms. Asselstine to approve the August 12, 2019 minutes.

ROLL CALL VOTE: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Colavecchio, Ms. Jackson, Mr. Rosenberg, Mr. Searing and Mr. Cicalese voted yes. Ms. Asselstine and Mr. Balcewicz abstained. Mr. Cabot was absent. Motion passed 8-0, two abstentions.

Mr. Montferrat asked if there were any corrections or comments to the minutes of the September 9, 2019, Regular Meeting.

Ms. Asselstine and Mr. Balcewicz had some minor changes.

Motion made by Ms. Asselstine and seconded by Mr. Balcewicz to approve the September 9, 2019 Meeting Minutes as amended.

ROLL CALL VOTE: Mr. Montferrat, Ms. Asselstine, Ms. Colavecchio, Ms. Jackson, Mr. Rosenberg, Mr. Searing, Mr. Cicalese and Mr. Balcewicz. Mayor Quattrone and Mr. Misiura abstained. Mr. Cabot was absent. Motion passed 8-0, two abstentions.

PUBLIC COMMENT:

Mr. Montferrat opened the public portion of the meeting. Any items that are not on the agenda.

Sandra Johnson, 301 Lincoln Avenue – Expressed concern about the number of trees to be removed on Lincoln Avenue. From the plans, it appears that six trees will be removed. I have been told many times, that the Borough Council had agreed to have one tree on each lot as part of this project. Trying to confirm.

Ms. Roberts – Removed the exact trees that were agreed. Did not received direction from the Borough Council to add one tree per lot throughout those three roads. That does not show up in the current plans. The plans have been issued to the Planning Board (for discussion tonight), Borough Council (for discussion at the October 21 meeting) and Environmental Commission for their comments.

This project will be further discussed later in the meeting.

There being no further public comment, Mr. Montferrat closed public comment portion of the meeting.

MEMORIALIZE RESOLUTIONS:

- 1) Resolution #2019-09 – Springpoint at Meadow Lakes, Inc., 200 Etra Rd., Block 63.01, Lot 45, Application for Preliminary and Final Site Plan with Variances, Planning Board Application #2018-04

Ms. Wolfe reviewed some minor changes to the proposed Resolution #2019-09. A revised Resolution will be forwarded to the Planning Board Secretary.

Motion made by Mayor Quattrone and seconded by Ms. Jackson to approve the amended Resolution #2019-09 – Springpoint at Meadow Lakes, Inc., Application for Preliminary and Final Site Plan with Variances.

ROLL CALL VOTE: Mr. Montferrat, Mayor Quattrone, Ms. Colavecchio, Ms. Jackson, Mr. Searing, Mr. Cicalese. Mr. Misiura, Ms. Asselstine, Mr. Rosenberg and Mr. Balcewicz abstained. Mr. Cabot was absent. Motion passed 6-0, four abstentions.

- 2) Resolution #2019-10 – Preliminary and Final Site Plan Application, Wilson Property Management, Block 56, Lots 36, 37, 38 and 39, 123 West Ward St., Construction of New Building for use by Old Hights Brewing Company, LLC, Planning Board Application #2019-02

Ms. Wolfe reviewed minor changes to the proposed Resolution #2019-10. A revised Resolution will be forwarded to the Planning Board Secretary.

- 1) Motion made by Ms. Asselstine and seconded by Mr. Searing to approved Resolution #2019-10 Preliminary and Final Site Plan Application, Wilson Property Management, Block 56, Lots 36, 37, 38 and 39, 123 West Ward St., Construction of New Building for use by Old Hights Brewing Company, LLC

ROLL CALL VOTE: Mr. Montferrat, Mayor Quattrone, Ms. Asselstine, Ms. Colavecchio, Ms. Jackson, Mr. Searing, Mr. Cicalese and Mr. Balcewicz. Mr. Misiura and Mr. Rosenberg abstained. Mr. Cabot was absent. Motion passed 8-0, two abstentions.

HEARING:

- 1) Application #2019-03 – Minor Subdivision with Variances, 421 N. Main Street, Block 12, Lot 8 – Applicant seeks minor subdivision approval for the purpose of subdividing Block 12, Lot 8 to create (2) lots: One (1) lot for the existing dwelling and one (1) new residential lot in order to build a new single-family dwelling. Lot 8 has an existing 2-1/2 story frame dwelling fronting on North Main Street and a 2-story frame building located at the rear of the property.
- 2) Variances:
 - a. Ordinance Section 28-3-7-b-1; a minimum lot area of 10,000 square feet is required. New Lot "B" is 9,979.8 square feet.
 - b. Ordinance Section 28-3-7-b-2; a minimum lot width of 75 feet is required. New Lot "B" is 60.94 feet wide.
 - c. Ordinance Section 28-3-7-b-8; a rear yard of not less than 3 feet is required for accessory buildings. The 2-story frame shed on the existing Lot 8 (New Lot "A") is 0.8 feet from the rear lot line.
 - d. Ordinance Section 28-3-5-2-b-9; the maximum height for accessory structures is 16 feet. The existing 2-story frame accessory building is 25 feet high.

Ms. Wolfe swore in the following witnesses for testimony:

Ino Gomez, 905 79th Street, North Bergen, NJ
Javier Blanco, 6 Millstone Drive, East Windsor, NJ

Mr. Gomez applying for Minor Subdivision at 421 North Main St. Mr. Gomez gave the Board a brief overview of the project:

The lot could be legally subdivided where the two subdivided properties fronted Wyckoffs Mill Road. No variances would be required:

- 1) Required minimum lot width of seventy-five feet (75 feet) would be met with each lot 85 feet lot width.
- 2) Required minimum lot depth of one hundred feet (100 feet) would be met with 140 feet lot depth.
- 3) Required minimum lot area of ten thousand (10,000) square feet would be met with over 12,000 square feet per lot.

However, if we would have divided the property this way, it would not have been beneficial to Hightstown for the following reasons:

- 1) The side of the house would be facing North Main Street. The most attractive view of a house is the front. Currently, all the houses on North Main Street face North Main Street. The side yard and rear yard of the property would face North Main Street. The clutter in the back yard of the property would be visible from North Main Street.
- 2) The most important reason – the existing house on the property would have to be demolished.

Exhibit A (proposed property layout) was distributed to Board members.

The proposed subdivision:

- 1) Saves the existing historic house. When we were before the Board a year ago, it was the consensus that the original house be saved if possible
- 2) The new proposed lot size continues the character for the existing neighborhood.
- 3) The elevation of the proposed house was designed with input from both the Architectural Review Committee and the Historic Preservation Commission. The porch, hip roofs and dormers are design elements which are consistent with the other houses on the street.

Benefits to Hightstown:

- 1) Add an additional ratable to Hightstown
- 2) Continuing the street design that all houses face North Main Street
- 3) Maintain the character of the neighborhood

Board Discussion:

Could you explain why the existing house would have to be demolished?

Mr. Gomez – If the property were to be subdivided the way it calls for legally (without variances), we could have to build two homes facing Wyckoffs Mill Rd. The old house would be demolished. However, the proposed application keeps the current house and adds a new house on the next lot.

Mr. Balcewicz asked why the current house on North Main Street couldn't remain and build the other house on Wyckoffs Mill Road.

Mr. Blanco – The side yard and rear yard of the property would face North Main St. The Borough Ordinance does not specify that a corner lot has two front yards. The garage would have to be demolished, and we wanted to keep the garage. The current house would need to be demolished due to property setbacks.

Professional Comments:

Ms. Roberts – Stormwater management needs to be addressed.

- 1) The applicant agrees to add a dry well.
- 2) Subdivision will be filed by deed with the County Clerk's Office. (Ms. Roberts – deed is easier – create the text that describes the lots and submit it County Clerk's Office.)
- 3) The new lot number and street address for any future dwelling to be constructed will be assigned by the Borough Tax Assessor.
- 4) Submit to the Mercer Planning Board for additional approval. (Ms. Roberts noted that every application that comes before any Planning Board must also be approved by the County Planning Board. No construction permits or deed signed and filed, until approval is received from the Mercer County Planning Board. The application to the county may be submitted by the applicant; filing the deed will require an attorney.)

Ms. Roberts – following items need to be addressed by the Board:

- 1) One lot is slightly less than 10,000 square feet – existing framed barn in the back, which is being kept – needs Board discussion.
- 2) Maintenance easement around the barn – lot line very close to the property line – will be difficult to do necessary maintenance without encroaching on the adjacent lot.
- 3) Sidewalk – would the Board like to see sidewalks on the Wyckoffs Mill side of this property.

Ms. Roberts noted it would be difficult for future look through to take sidewalks all the way down to Cranbury Station Road. However, this lot could accommodate that sidewalk and may be a nice way to finish off that corner on North Main.

Mr. Misiura – I'm normally a proponent of adding sidewalks, however, due to the location of the buildings on the lot, it doesn't seem feasible.

Board discussed variances requested:

Several of the adjacent properties do not meet the current lot size.

Mr. Slauch noted this is a large lot in context of that block as well as the relationship to surrounding lots. Reviewed the criteria to granting a variance – C variance – bulk standard – minimum lot size, minimum lot width, rear yard setback and maximum height for accessory structure. Second Standard - Creating a better design with placement of lots and layout that relates to the character of the neighborhood. Applicant worked with the Architectural Review Committee and have designed a structure that is an appropriate style for the neighborhood. Noted that the roof over the porch looks a little flat – suggested higher pitch, closer to the underside of the windows. The Board could find that there is a better arrangement of lots and design for this neighborhood that works better and hence would help support granting the variances.

Mr. Misiura asked for an explanation regarding the driveway coming off North Main Street. Mr. Blanco reviewed the driveway turn around onto North Main St. Rain garden no longer included as suggested by the Board's Engineer (not efficient way to manage new impervious coverage on a lot).

Mr. Slauch also recommends an easement on the new lot for access to the current lot; ordinance requires three feet. During the informal discussions, the Board was very clear on the value of retaining the barn and how it adds to the character of the historic district. Restoration done so far has been exceptional.

Mr. Montferrat opened the public comment portion of the meeting.

Ms. Wolfe swore in Peter Klapsogorge, 418 North Main St. – The Board wanted the garage maintained which limits options for the driveway. Any option to having driveway in the back is pointless at this time since the garage is being maintained. Personally, I would rather have the house centered on the lot and driveway in the back. Creates another distraction on the intersection at North Main St. It would be easier and safer for pedestrians and vehicles to come in off Wyckoffs Mill Road. The house would look better centered on the lot.

Ms. Wolfe swore in Howard Levine, 414 North Main St. – Thanked the applicant for saving the house. It would be safer to have the driveway off Wyckoffs Mills Road instead of North Main St. There is also a bus stop on the corner of 421 N. Main St., which is another reason to consider another driveway. A corner sidewalk may actually make a little sense since there are bus stops there and the intersection with Enchantment further down the road has become quite busy. There should be additional review of this area regarding the driveway onto North Main St.

Ms. Wolfe swore in Jeffrey Bond, 210 S. Main St. – Mr. Bond expressed agreement with the two previous speakers. Seems the cart went before the horse in this matter. The driveway location is too far to the right. Would have made a lot more sense to have the driveway off Wyckoffs Mill Road in the back. Don't know why the barn was fixed before getting Planning Board approval.

Mr. Blanco – driveway off Wyckoffs Mills – currently have multiply driveways in that area.

There be no further comments, Mr. Montferrat closed the public comment portion of the meeting.

Mr. Slauch added that he reviewed Google satellite images of the block – the driveway location would come out in front of Mr. Levine's house and would not match up with any driveway on the opposite side.

Ms. Asselstine noted that the parking restrictions on North Main will increase site lines, particularly closer into Town. County will be installing new crosswalk across North Main Street, which will also help to slow traffic. Narrowing of the lanes and crosswalk will help slow traffic down and the bike lanes and parking restrictions will help increase site lines. These additions on North Mail St. will contribute to making it safer and slow traffic down.

Mr. Cicalese – Believe the official bus stop is at Monmouth St. They randomly pick up along the way.

Mayor Quattrone asked if they would be required to open North Main St. for utilities.

Ms. Roberts – You will need to require a County Road Opening Permit. Will have to connect to the Borough water and sewer pipes and a gas connection. County paved the road within the last month. There may be a moratorium on opening the road.

Board discussed location of the house and driveway, i.e. more centered on the lot, move driveway to other side or off Wyckoffs Mill Rd.

Mr. Blanco – In my opinion the position of the driveway makes more sense because we want to highlight the Victorian house.

Motion made by Mr. Cicalese and seconded by Ms. Jackson to approve Application #2019-03 – Minor Subdivision with Variances, 421 North Main Street, Block 12, Lot 8 with the following conditions stormwater management, property easement and compliance with Ms. Roberts letter dated September 18, 2019.

ROLL CALL VOTE: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Ms. Jackson, Mr. Rosenberg, Mr. Searing, Mr. Cicalese and Mr. Balcewicz. Mr. Cabot was absent. Motion passed 10-0.

HEARING: Application #2019-06 – Peddie School, Preliminary & Final Major Site Plan Approval, with Variances and Waivers, Swig Arts Center Building Expansion – Phase 1, South Main St., Block 53, Lot 1.02

Applicant (The Peddie School) is requesting Preliminary and Final Site Plan Approval with checklist waivers, to construct a 7,700 square foot building addition, which will be located between the Swig Arts Center and the Geiger-Reeves Theater.

At this time, Mr. Misiura recused himself.

Ms. Wolfe swore in the following witnesses:

Loralie Totten, Crest Engineering Associates, Inc., 100 Rike Dr., Millstone, NJ
Peter Reiss, Architect, Architectural Resources Cambridge, 501 Boylston St., Suite 4010, Boston MA

Michael Butler, representing the Peddie School – Overview of the project – Preliminary and Final Site Plan approval for Phase 1 of the expansion of the Swigs Arts Center and the Geiger-Reeves Theater. Basically, we are putting a building between these two existing buildings that will connect the two buildings and allow The Peddie School to offer state-of-the-art music and theater facilities for their students.

Peddie School located Block 53, Lot 1.02 in the R-1 district and is a permitted use in this zone. The area located in the northwest side of the property, 200 feet from Peddie Lake and does not front on any roads.

Mr. Butler asked that the Board make a determination regarding the height variance. The applicant did notice for a height variance on the application: determined that height was 35 feet (6-inch over the height restriction for R-1 Zone). Mr. Slauch's report dated October 10, 2019, he noted that on reading the ordinance a height variance is not required. Would like the Board 's determination.

Mr. Slauch reviewed the measurement process. My reading of the ordinance you take the measurement from the front of the building and under that measurement the height is 26 feet.

Ms. Roberts added that she and the applicant's engineer also reviewed this several times. We are of the opinion that in this case there is a six-inch height variance needed.

Board discussed whether the six-inch height variance was needed. Consensus of the Board was that the height variance was not necessary.

Mr. Butler - Exhibit A-1 – PowerPoint Presentation, dated October 15, 2019 – will have two witnesses to testify: Lorali Totten, Crest Engineering and Peter Reiss, Architect. Representatives from the Peddie School are also available to answer additional questions.

Lorali Totten, Engineer and Planner, Crest Engineering Associates, Inc., 100 Rike Dr., Millstone Township – Credentials: graduated Lehigh University 1977, professional Engineer License in 1983; Planning License in 1986. Associated with Crest Engineer for 25 years. Principal of the firm since 1999. Ms. Totten has testified before this Planning Board and other Boards throughout the State. The Board accepts Ms. Totten as an expert witness.

Ms. Totten gave a brief history of Peddie School founded in 1864; Geiger-Reeves Building was a gymnasium from 1904 – 1967 when it was converted into the current theater. Peddie School continued to add on to its fine arts and performing arts by constructing the Swig Arts Center in 1989. This is Phase 1 of the continuation to improve the fine arts, visual arts and performing arts. This building footprint is approximately 10,000 square feet of floor area.

Ms. Totten reviewed the following sheets from the PowerPoint presentation: Exhibit A-1, Peddie School, Swig Arts Center, October 15, 2019, (pages 2, 6, 7, 8, 27, 28, 32, 33, 34, 35 and 36 attached)

Overview of the project – Phase 1, the addition of the existing Swig Arts Center will provide students with a dedicated state-of-the-art orchestra recital facility and additional practice rooms.

Ms. Totten reviewed the existing conditions of the property – Page 6, Exhibit A-1.

Stormwater Management – The proposed addition will be constructed between the existing Swig Arts Center and the Geiger-Reeves Theater. Currently, all the surface water and storm drainage run from this area through a 15-inch pipe to Peddie Lake. The drainage design proposes to reroute the existing and proposed surface water flow from the site through an underground detention basin around the Geiger-Reeves Theater near East Ward Street to a point on the existing 15-inch pipe. The remaining 15-inch pipe will be removed from this point to the main campus drive.

Applicant agrees to comply with the Planning Board Engineer's commented dated October 3, 2019.

Circulation – This addition is not intended to increase the student population. It is intended to provide more enhanced musical career for the students. No change in circulation – no need for additional parking. Additionally, Geiger-Reeves Theater could have as many as 600 seats and Swig Arts Center as many as 500 seats. Geiger-Reeves is already larger. There are accommodations for parking – use of the Wilson Field across the street is used for parking when needed. There is also additional paver parking along the access road. Peddie School is mostly a "live on campus" school, students walk from their dorms.

It is our opinion that the circulation and the shared parking concept and scheduling, (multiple events/programs are not scheduled at the same time) no additional parking is needed. Peddie School has strategies in place to accommodate attendance of these events, without going to on-street parking.

Lighting – There are two light standards and a few sidewalks within the area of the new addition that need to be removed. The lawn areas don't need to be lite at night. We are proposing additional light over the main doors on the south side and the new door on the north side. Bollards will be placed between the orchestra and the existing entrance into the Swig Arts Center. There is also an existing light over the entrance door and lights on the main part of the driveway and the ramp area to Geiger-Reeves. The entire front of the new building is a series of tall windows to give a view onto the lawn area as well as from the lawn into the building. With the emergency lights on, we will be able to provide calculations that show there is an average of 0.1 -foot candle along the pathway.

This is a secondary school; students are required to be in their dorms by 9:00 p.m. There is a lot of security on this campus and the first concerns of the school is the safety of the students and the second is the education. It is very important that the campus is lite properly, but not over lite. We will work with the Board's Engineer and Planner to make sure she is comfortable with our proposal.

Landscaping – This plan does not have a lot of standard landscaping. The biggest feature of our landscaping plan is “The Lawn.” We want to make this a place for the students to gather. Some of the students' art will be placed outside on this “Lawn area.” The area will become a feature, as much as the glass windows on the building are a feature.

Stormwater – We have met the stormwater management criteria:

- 1) Providing soil sediment control – submitted to Mercer County Soil Conservation, will address their requirements.
- 2) Quantity – controlled the quantity to the cutbacks as required
- 3) Quality – In this case, we have no new pavement and the water from the roof is considered clean water, so it does not require water quality. Hightstown does not require infiltration because as part of the state plan, DRCC does require infiltration. One of the chambers of the underground system has a cut-out to allow for infiltration. Meeting all the portions of the Borough's Stormwater Management Ordinance.

Submitted to DRCC, Mercer County Planning Board (received a review letter with no comments) and Mercer County Soil Conservation.

Mr. Slaugh's review letter dated October 10, 2019, question raised regarding access to Peddie Lake.

Ms. Totten – There are several points of access through the buildings to the lake.

Board Questions

Access to Peddie Lake – Are the access doors for the lake always open? Ms. Totten – I believe they are locked at a certain time. However, you can walk around the buildings and have access to the lake.

Ms. Totten – This is a secondary school (students 12-18 years old). Peddie schedules their programs very carefully and monitor who comes onto the campus.

Mr. Slaugh – Asked Ms. Totten to explain the relationship and the landscape elements along the street edge. Ms. Totten – There are streetscape elements already designed. The elevation of the renderings shows windows go from ground level to ceiling. Adding plantings in front of those windows would detract from the visual element of the building.

Mr. Slaugh noted that this is a reasonable design process.

Are you planning to add foundation plantings at the Swig Arts Center? Ms. Totten – nothing beyond what is presented on the design renderings.

Peter Reiss, Architectural Resources Cambridge, 501 Boylston St., Suite 4101, Boston, Massachusetts – Credentials – principal at Architectural Resources Cambridge for 15 years. Architectural license for ten years while working at ARC. Worked on number of independent school projects. I have testified before other Boards on the East Coast. I prepared the architectural plans for this project. The Board accepts Mr. Reiss as an expert witness.

Mr. Reiss reviewed the architectural drawings for the Board. Facility provides orchestra and performance storage facilities for students and their instruments. Expand the capacity of the building to service the music department.

Board Questions

8
October 15, 2019

Planning Board

New building addition will be masonry and will complement the current campus buildings.

Mayor Quattrone – This is a wonderful project and will be a great addition to Hightstown. Will bring more arts to Hightstown and I think the residents will enjoy.

Mr. Montferrat opened public comment.

There being no public comment, Mr. Montferrat closed public comment portion of the meeting.

Motion made by Mayor Quattrone and seconded by Mr. Rosenberg to approve Application #2019-06 – Preliminary & Final Major Site Plan Approval with Waivers, Peddie School, Phase 1, Swig Arts Center Addition, South Main St., Block 53, Lot 1.02.

ROLL CALL VOTE: Mr. Montferrat, Mayor Quattrone, Ms. Asselstine, Ms. Colavecchio, Ms. Jackson, Mr. Rosenberg, Mr. Searing, Mr. Cicalese and Mr. Balcewicz voted yes. Mr. Misiura recused himself and Mr. Cabot was absent. Motion passed 9-0.

DISCUSSION ITEM:

Road Project Improvements to Lincoln Avenue, Hagemount Avenue and Rocky Brook Court

Ms. Roberts reviewed her memo and drawings dated October 9, 2019, (attached) which were also submitted to the Borough Council and Environmental Commission for review.

Sidewalks on Rocky Brook Court – driveways are very steep. At best we can get sidewalks on the first couple of lots on Rocky Brook Ct. Question, should we have any sidewalk on Rocky Brook Ct. Physically difficult to make it work.

- 1) Consensus of the Planning Board that no sidewalks be installed on Rocky Brook Court due to existing conditions (alignment, utilities and elevations) as noted in the Engineer's Report.
- 2) Trees – Ms. Roberts informed the Board that the resident on 305 Lincoln Avenue "would like the tree in front of his property removed" (tree is not in good condition). Consensus of the Planning Board that the Borough Council make the determination regarding the tree removal at 305 Lincoln Avenue.
- 3) Sewer – utility improvements include replacement of two fire hydrants and replacement of all Orangeburg sanitary laterals.
- 4) Underdrains will be installed so that residents may connect sump pump discharges to a common stormwater collection system. The collection system will collect sump discharges and discharge into the soil with an overflow into the existing drainage collection system. This will allow for reduced runoff at the surface and will encourage groundwater recharge.

Hope to conclude the review process so the Borough can advertise in December. Department of Transportation mandates that the contract be awarded by February 21, 2020.

Ms. Roberts – Council is preparing to construct (next spring) sidewalk on Stockton and Joseph Streets and pave Joseph Street. Awarded contract by DOT for Spring Crest, Taylor and Spruce – no planning work has started.

OLD BUSINESS – None

NEW BUSINESS – None

COMMITTEE REPORTS

Mr. Cicalese – Environmental Commission met and discussed the Harvest Fair.

Ms. Asselstine – Notification from NJDOT that we can go ahead with the development of the Mobility Plan. No signed contract to date. Received statement of work. Planning a Committee Kick Off meeting in late November/early December. Community Advisory Board meeting in January. Invitations will be sent out to join the Community Advisory Board. Estimate the timeline for the project will be 9-12 months.

Mr. Montferrat – Ordinance Subcommittee consisting of: Council Members – Susan Bluth and Dimitri Musing, Bill Searing and George Chin. Discussing proposed revisions to ordinances - undersized lots (rear and side yards) and room for development.

PROFESSIONAL REPORTS

Mr. Slauch – Currently working on the area of redevelopment expansion related to the Rug Mill, which will include the other side of Bank Street and the bridge abutment. Prior to the November meeting will submit a draft of the preliminary investigation. If the Board approves, a Public Hearing will be held in December.

There being no further business, motion made by Ms. Asselstine and seconded by Ms. Jackson to adjourn. Meeting adjourned at 10:00 p.m.

Respectfully submitted,



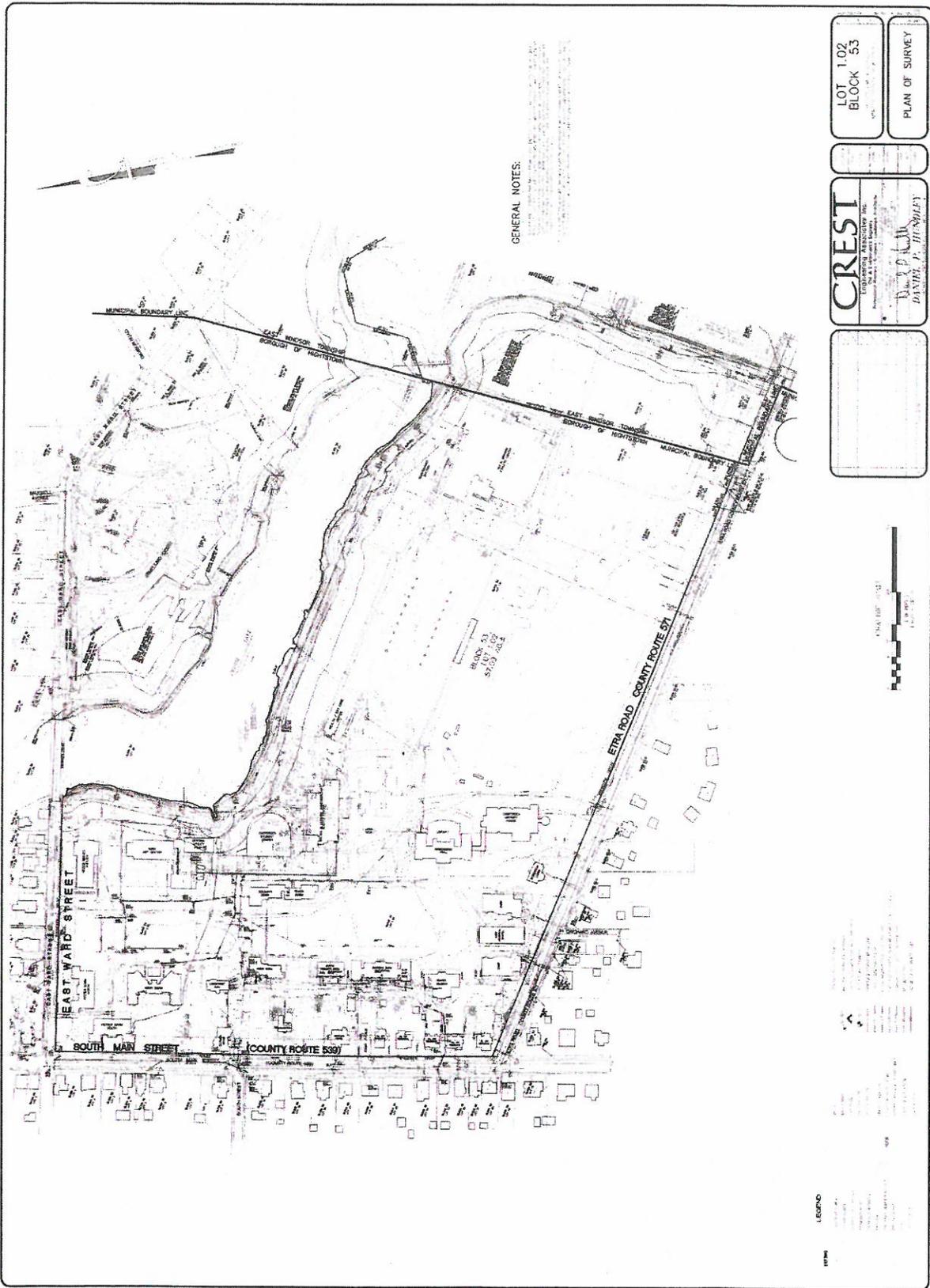
Sandra Belan
Planning Board Secretary



Peddie School
Swig Arts Center
PLANNING BOARD MEETING
HIGHTSTOWN BOROUGH, NJ
October 15, 2019

Exhibit A-1

ARC MVPA CREST
ASSOCIATION OF
MUSICIANS
PERFORMERS & CONDUCTORS, P.C.



LOT 1.02
BLOCK 53
PLAN OF SURVEY

CREST
SURVEYING & ENGINEERING, INC.
DANIEL J. HANLEY



LEGEND

--- BOUNDARY OF THIS SURVEY

--- BOUNDARY OF NEIGHBORING MUNICIPALITY

--- BOUNDARY OF NEIGHBORING TOWNSHIP

--- BOUNDARY OF NEIGHBORING COUNTY

--- BOUNDARY OF NEIGHBORING STATE

--- BOUNDARY OF NEIGHBORING FEDERAL GOVERNMENT

--- BOUNDARY OF NEIGHBORING PRIVATE PROPERTY

--- BOUNDARY OF NEIGHBORING PUBLIC PROPERTY

--- BOUNDARY OF NEIGHBORING UNDEVELOPED LAND

--- BOUNDARY OF NEIGHBORING CULTIVATED LAND

--- BOUNDARY OF NEIGHBORING FORESTED LAND

--- BOUNDARY OF NEIGHBORING WATERSHED

--- BOUNDARY OF NEIGHBORING WETLAND

--- BOUNDARY OF NEIGHBORING RIVER

--- BOUNDARY OF NEIGHBORING CREEK

--- BOUNDARY OF NEIGHBORING LAKE

--- BOUNDARY OF NEIGHBORING POND

--- BOUNDARY OF NEIGHBORING SWAMP

--- BOUNDARY OF NEIGHBORING MOUNTAIN

--- BOUNDARY OF NEIGHBORING HILL

--- BOUNDARY OF NEIGHBORING VALLEY

--- BOUNDARY OF NEIGHBORING PLAIN

--- BOUNDARY OF NEIGHBORING COAST

--- BOUNDARY OF NEIGHBORING ISLAND

--- BOUNDARY OF NEIGHBORING PENINSULA

--- BOUNDARY OF NEIGHBORING STRAIT

--- BOUNDARY OF NEIGHBORING GULF

--- BOUNDARY OF NEIGHBORING BAY

--- BOUNDARY OF NEIGHBORING SOUND

--- BOUNDARY OF NEIGHBORING FJORD

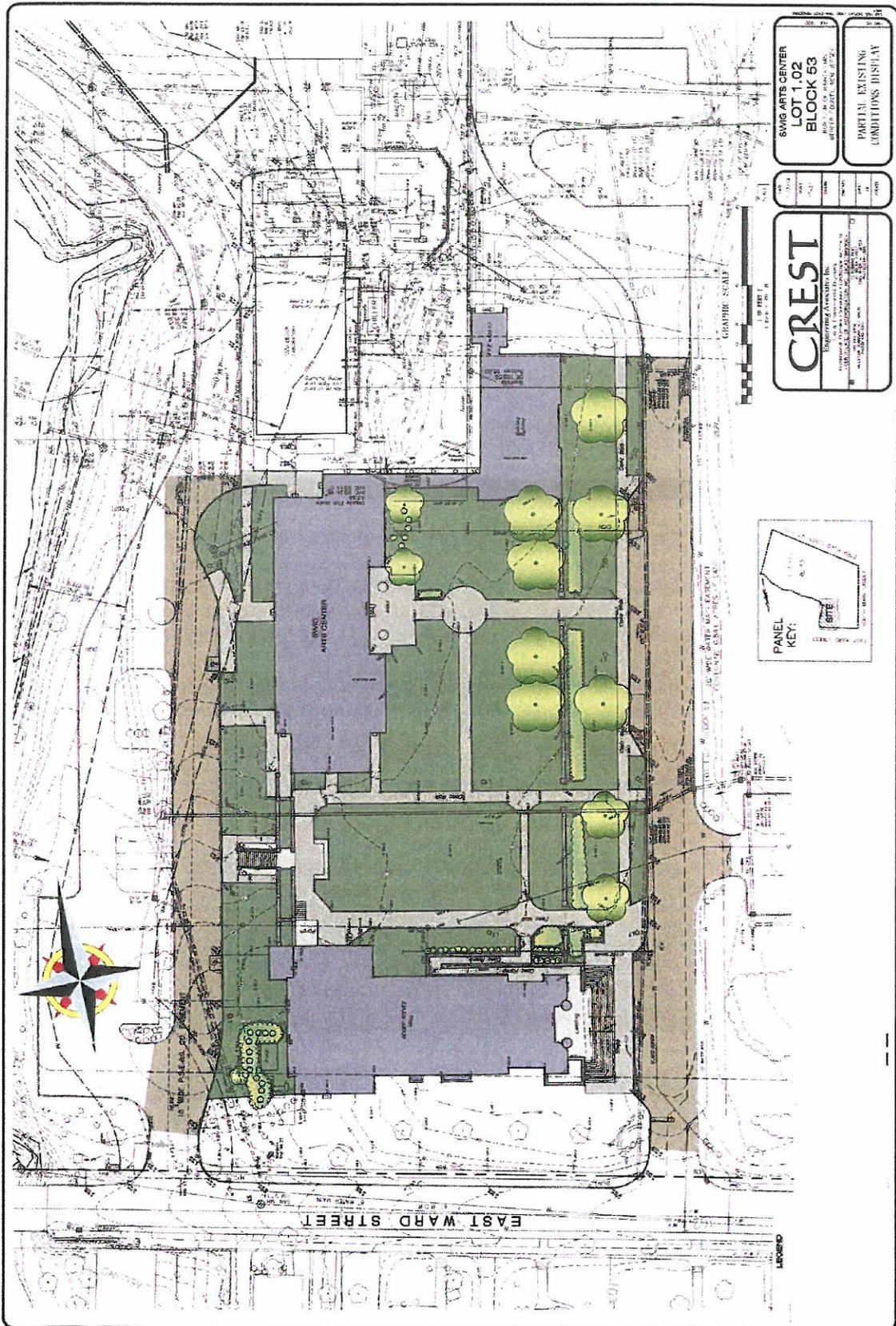
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--- BOUNDARY OF NEIGHBORING FJORD



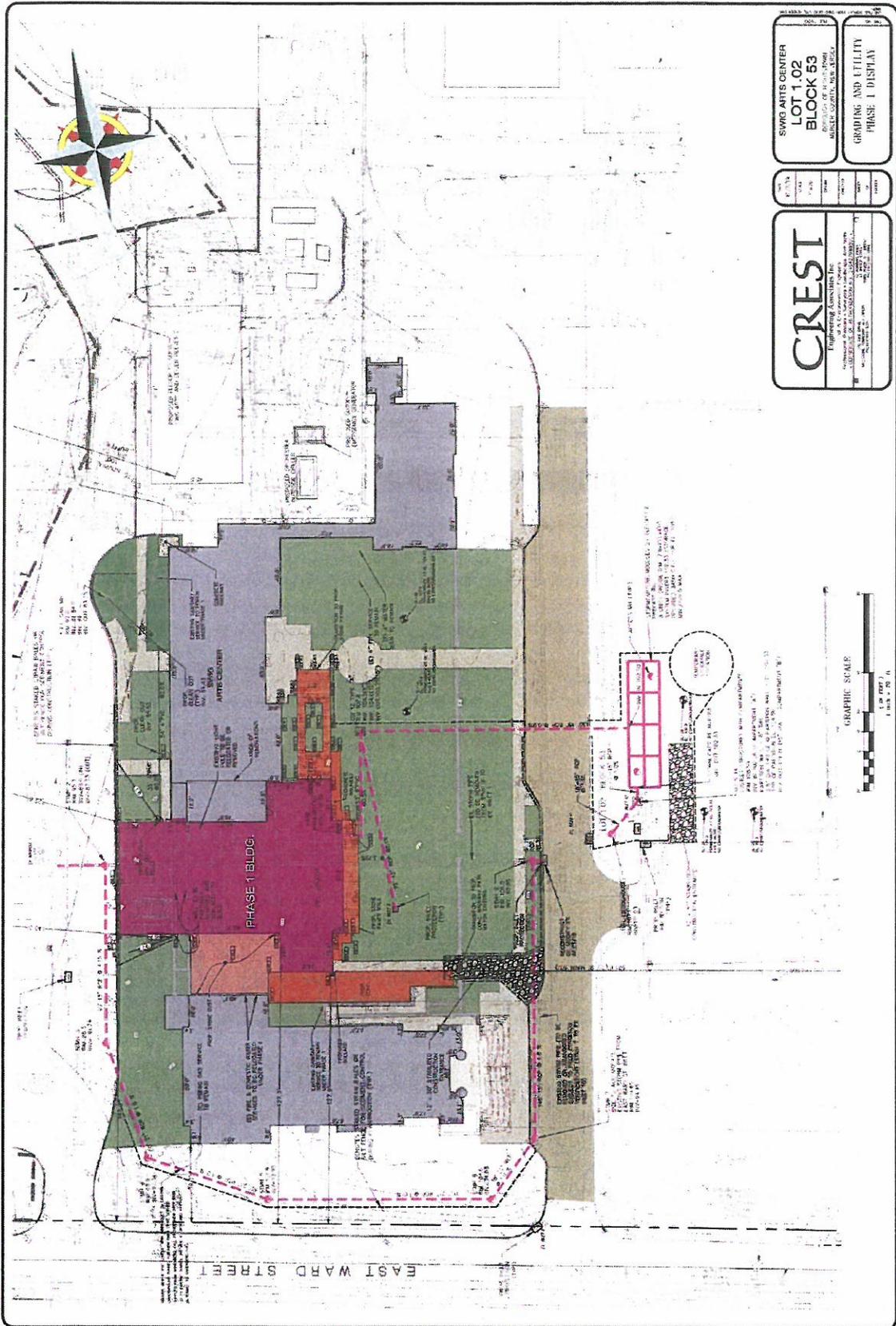
SWIG ARTS CENTER
 LOT 1.02
 BLOCK 53

PARTIAL EXISTING
 CONDITIONS DISPLAY

CREST
 Engineering Associates, Inc.
 1100 S. W. 10TH AVENUE, SUITE 200
 MIAMI, FL 33135
 TEL: 305.375.1100
 FAX: 305.375.1101
 WWW.CREST-ENG.COM



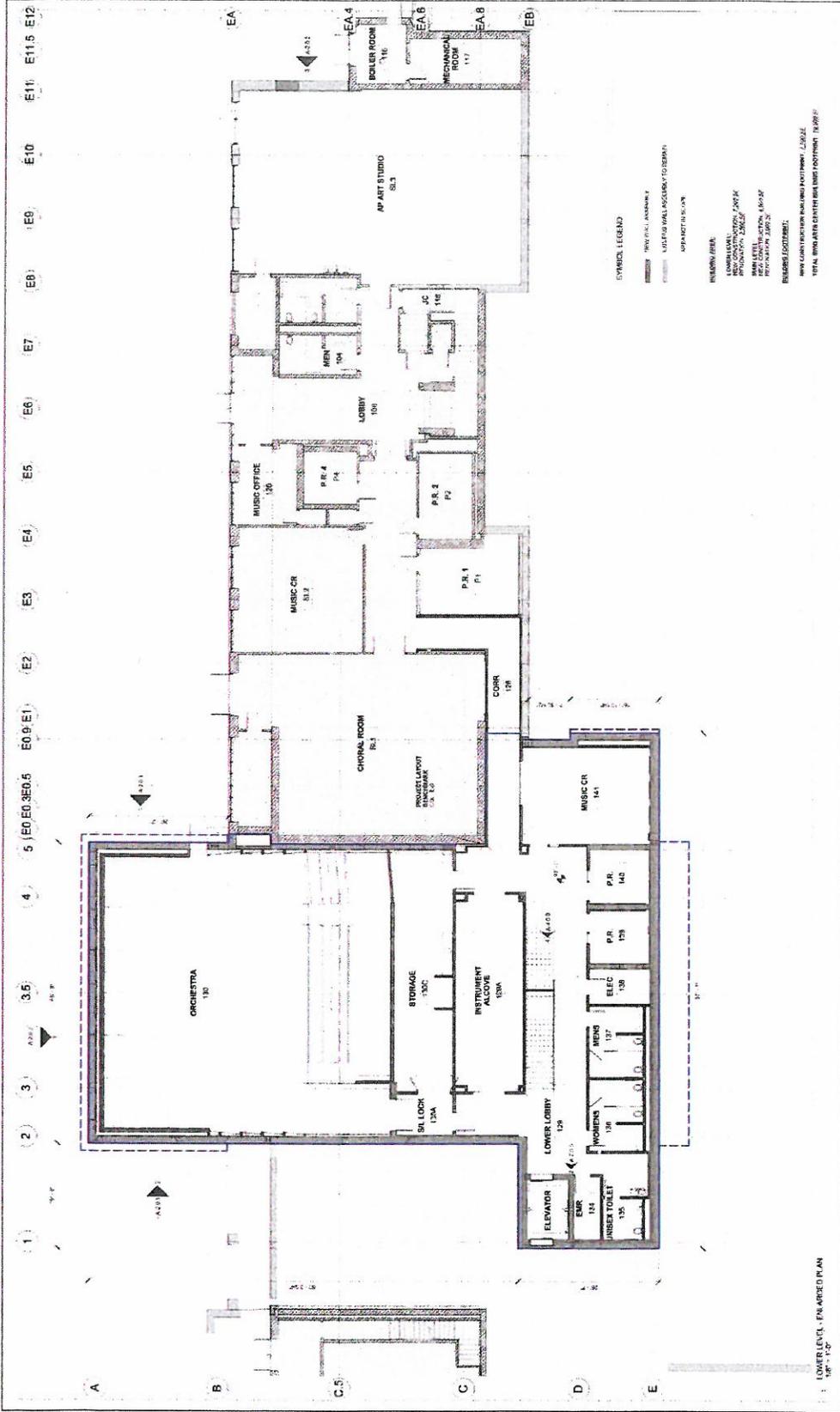
EAST WARD STREET



SWWG ARTS CENTER LOT 1.02 BLOCK 53 MURKIN CORP. SUB AREA	
DATE	NO. OF SHEETS
11/11/11	1
DATE	NO. OF SHEETS
11/11/11	1
DATE	NO. OF SHEETS
11/11/11	1
DATE	NO. OF SHEETS
11/11/11	1

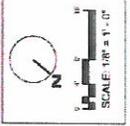
CREST
 Engineering Associates Inc.
 10000 10th Avenue S.W.
 Suite 100
 Burien, WA 98148
 Phone: (206) 835-1111
 Fax: (206) 835-1112
 www.cresteng.com





LOWER LEVEL - ENLARGED PLAN
1/8" = 1'-0"

ARC
Architectural Resources Cambridge, P.C.
201 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com



PEDDIE SCHOOL
SWIG ARTS CENTER
EXPANSION
201 S MAIN ST
HIGHTSTOWN, NJ 08520

A-1.1.0.
FOR SITE PLAN
SUBMISSION
SCALE: 1/8" = 1'-0"
DATE: 09/05/2010
DRAWN BY: [Name]
CHECKED BY: [Name]



VIEW FROM PEDDIE LAKE



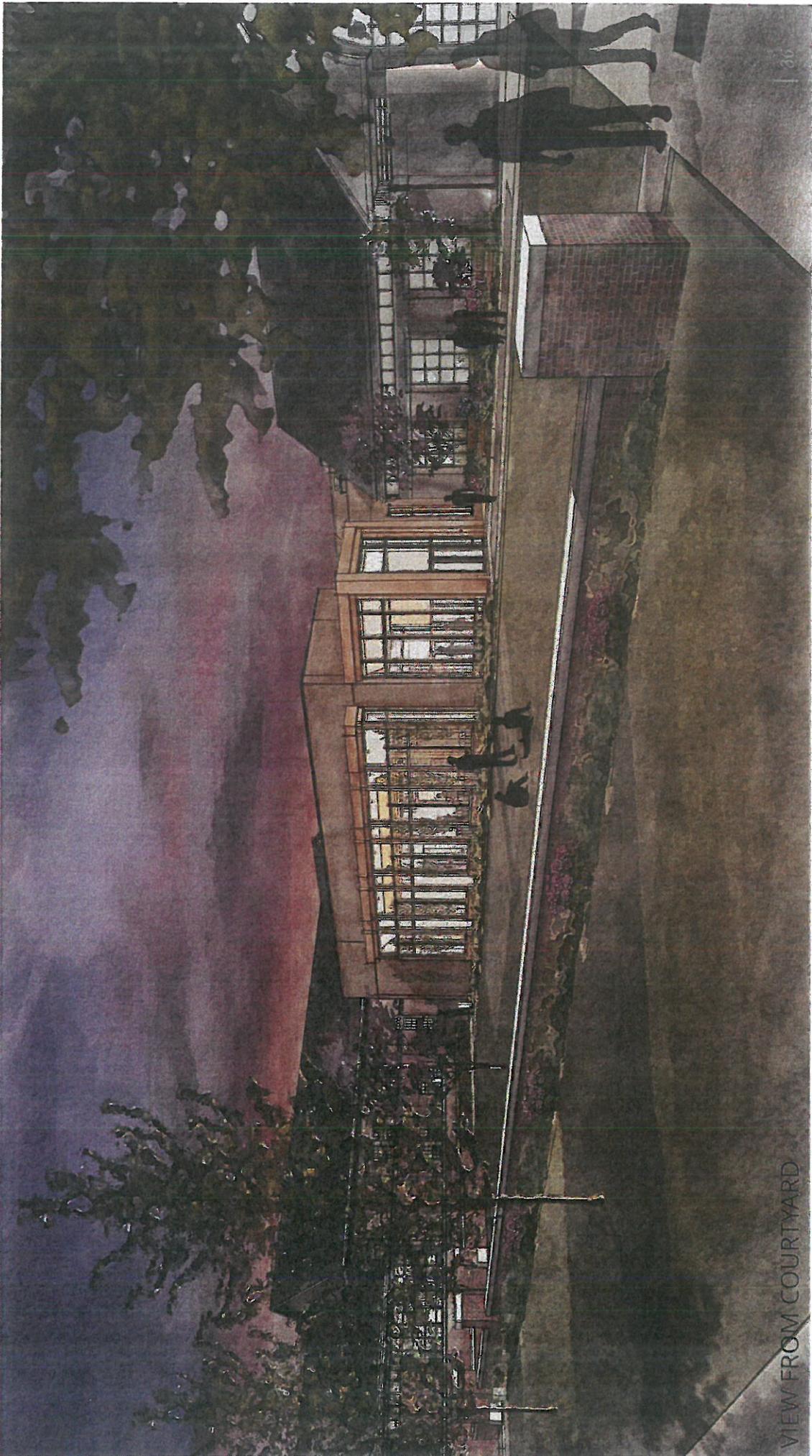
VIEW FROM PEDDIE LAKE

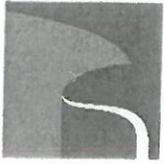


VIEW FROM COURTYARD



VIEW FROM COURTYARD





Roberts
ENGINEERING GROUP LLC
Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

October 9, 2019

Debra Sopronyi, RMC, CMR, QPA, Borough Administrator/Clerk
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08690

Planning Board
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08690

Environmental Commission
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08690

Re: Improvements to Lincoln Avenue, Hagemount Avenue and Rocky Brook Court
Borough of Hightstown, Mercer County, New Jersey
Our File No.: H1749

Dear Mayor, Council, Planning Board and Environmental Commission:

Enclosed with this letter, please find the following:

1. One (1) copy of construction details for the proposed underdrain and recharge basin for Council, Planning Board, and Environmental Commission.
2. One (1) copy of an overall site improvements plan at a scale of 1" = 20'. This plan is on 36"x70" paper for Council, Planning Board, and Environmental Commission.
3. Copies of a plan entitled, "Proposed Site Layout, Improvements to Lincoln Avenue, Hagemount Avenue, and Rocky Brook Court, Borough of Hightstown, Mercer County, New Jersey, dated October 1, 2019. This plan is on 30"x42" paper. One (1) copy is for Council, five (5) copies are for Planning Board, and two (2) copies are for the Environmental Commission.

As you know, the Borough spent a great deal of time reviewing the scope of work required for the above referenced project. The proposed improvements include tree removal at various locations, new curbs, new sidewalks, roadway realignment, improved drainage, etc.

The formal design has been moving forward since the final scope of work was approved by Council. We are submitting plans for review. This letter is to review the requested improvements, and particular areas of difficulty we have encountered during the detailed design.

The approved scope is as follows:

1. Sidewalks will be installed on the south side of Lincoln Avenue between Oak Lane and Hutchinson Street. This was done by narrowing the roadway and shifting the southern curb line towards the pavement.
2. Five existing trees are to be removed on the south side of Lincoln Avenue between Hagemount Avenue and Hutchinson Street. The trees will allow for recessed on-street parking on Lincoln Avenue between Hagemount Avenue and Hutchinson Street.
3. Two existing trees are to be removed on the north side of Lincoln Avenue between Hagemount Avenue and Hutchinson Street.
4. A new crosswalk will be constructed across Lincoln Avenue, just west of the intersection with Hagemount Avenue.

5. Utility improvements include replacement of two fire hydrants and replacement of all Orangeburg sanitary laterals.
6. Underdrains will be installed so that residents may connect sump pump discharges to a common stormwater collection system. The common collection system will be comprised of perforated underdrain pipe that will be laid within a clean stone trench and encased with filter fabric. The collection system will collect sump discharges and discharge into the soil with an overflow into the existing drainage collection system. This will allow for reduced runoff at the surface and will encourage groundwater recharge.
 - a. Existing underdrains on Hagemount Avenue will be replaced and extended towards the cul-de-sac.
 - b. New underdrains will be constructed at Rocky Brook Court along the north side of the road and around the cul-de-sac.
 - c. New underdrains will be constructed on Lincoln Avenue. In addition, a recharge basin will be installed on Lincoln Avenue just west of the intersection with Hutchinson Street. This basin will have a stone bottom and will collect stormwater runoff from the road as well as sump discharges that will be connected to a new 6-inch underdrain. The basin will have an overflow pipe that will connect to existing stormwater piping in Hutchinson Street.
 - d. The overflow pipe is located on the northern side of Lincoln Avenue and is expected to impact the tree roots of the adjacent London Plane. The alternative location for the overflow pipe is the southern side of Lincoln Avenue, and it will impact the tree roots of two Oaks. We are requesting direction on which option is most desirable. Please know that we are constrained by sanitary, gas and water mains in the roadway in this area.
7. Sidewalks will be installed on one side of Hagemount Avenue in conformance with the presentation made to the public and Council.
8. In addition to the above, the Borough authorized installation of sidewalks on the north side of Rocky Brook Court and around the cul-de-sac. During our design, we have found that the installation of sidewalks around the cul-de-sac at Rocky Brook Court is not feasible due to existing conditions (alignment, utilities, and elevations). Existing driveways are at slopes up to 18%. Installing new sidewalk, which must meet ADA cross slope, will increase the driveway slope behind the sidewalk and would require full replacement up to the garages and we would not be able to provide acceptable slopes. It is our recommendation that sidewalk not be installed on Rocky Brook Court. Please confirm your agreement.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,



Carmela Roberts, P.E., C.M.E.
Borough Engineer

cc: Debra Sopronyi, RMC, CMR, QPA, Borough Administrator/Clerk
Peggy Riggio, RMC, CMR, Deputy Borough Clerk
Sandy Belan, Borough Planning Board Secretary
Ken Lewis, Borough Superintendent of Public Works
Cameron Corini, PE, CME, Roberts Engineering Group, LLC

HUTCHINSON STREET
(40' RIGHT OF WAY)

PROPOSED WATER
SERVICE REPLACEMENT
OPTION 1
STORMWATER AT
NORTH SIDE

Existing Water and
Sewer Lines

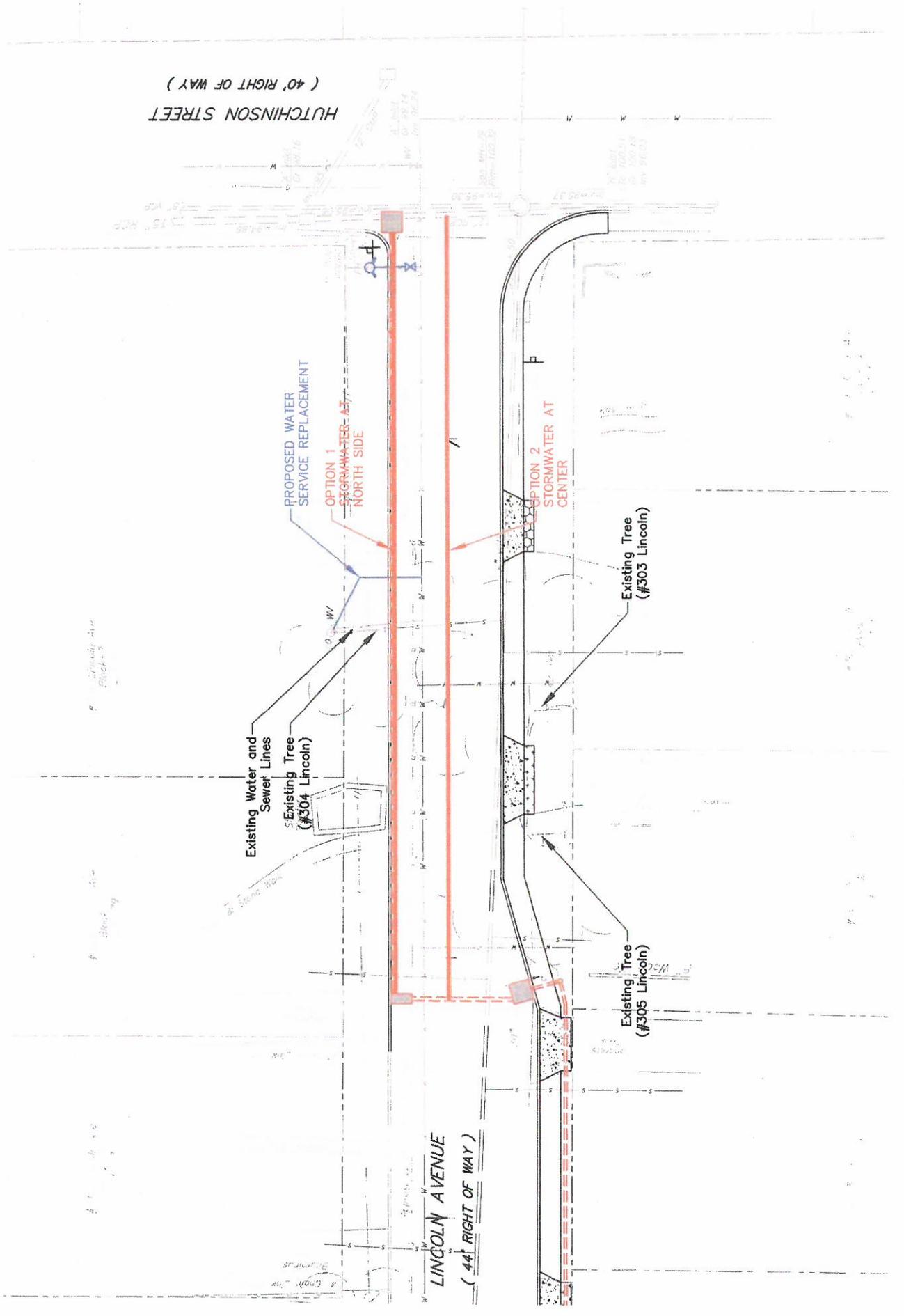
Existing Tree
(#304 Lincoln)

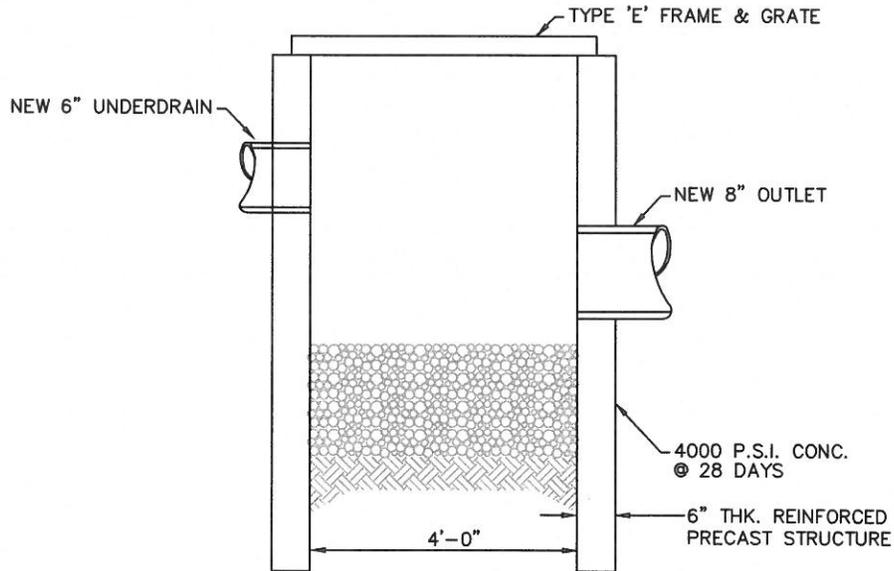
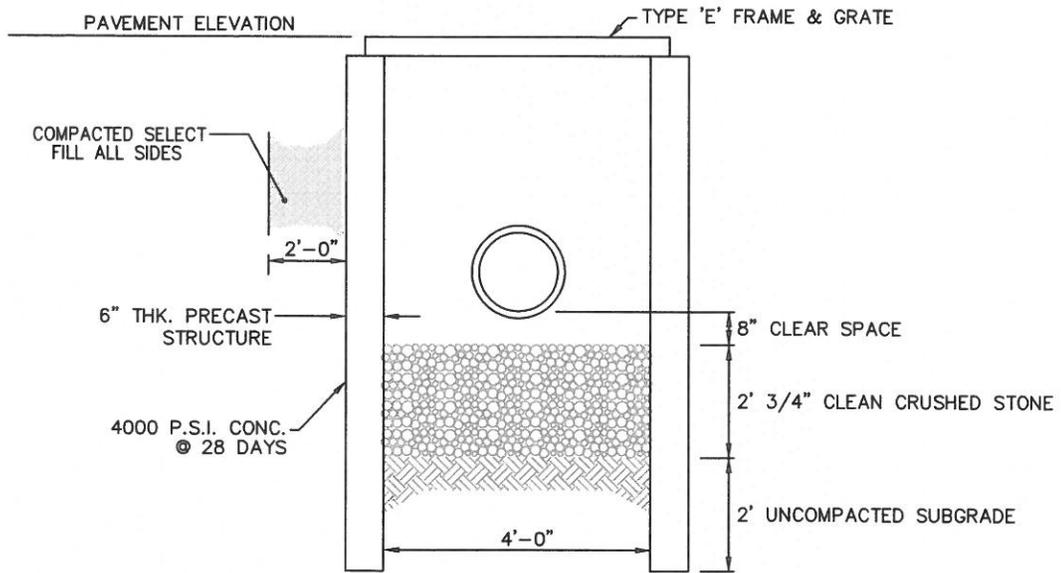
OPTION 2
STORMWATER AT
CENTER

Existing Tree
(#303 Lincoln)

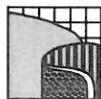
Existing Tree
(#305 Lincoln)

LINCOLN AVENUE
(44' RIGHT OF WAY)





CATCH BASIN DETAIL
N.T.S.



Roberts
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CERTIFICATE OF AUTHORIZATION: 24GA28159100

1670 Whitehorse-Hamilton Square Rd.

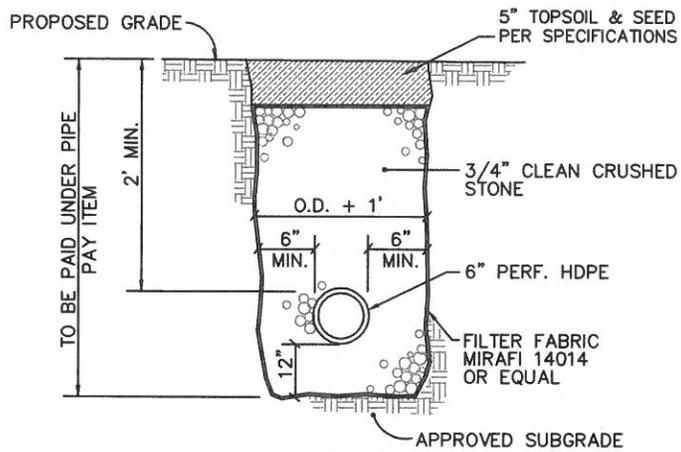
Hamilton, New Jersey 08690

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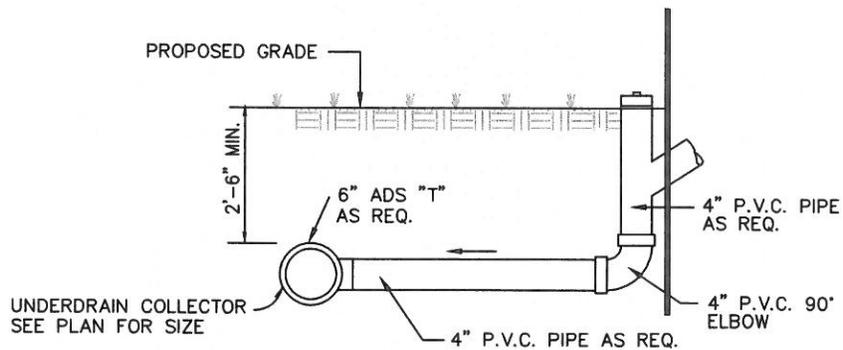
CATCH BASIN DETAIL

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



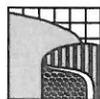
PERFORATED STORM DRAIN TRENCH DETAIL

N.T.S.



SUMP PUMP CONNECTION DETAIL

N.T.S.



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UNDERDRAIN AND CONNECTION DETAILS

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