

Hightstown Planning Board
Regular Meeting
March 11, 2019, 7:30 p.m.

OPEN SESSION

Fred Montferrat, Chairman, 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	
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, Jolanta Maziarz, Planning Board Attorney and Carmela Roberts, Planning Board Engineer. Brian Slaugh, Planning Board Planner was not present.

APPROVAL OF AGENDA

Mr. Montferrat asked for a motion to approve the agenda. Motion made by Mr. Misiura and seconded by Mr. Balcewicz to approve the agenda.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese and Mr. Balcewicz voted yes. Ms. Colavecchio and Mr. Cabot were absent. Motion passed 8-0.

NOMINATIONS – Vice Chairman

Mr. Montferrat informed the Board that Joshua Jackson was recently appointed to the Borough Council

Motion made by Mr. Misiura to nominate Beverly Asselstine to serve as Vice Chairman.

Motion made by Mr. Cicalese and seconded by Mr. Searing to close the nominations.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese and Mr. Balcewicz voted yes. Ms. Colavecchio and Mr. Cabot were absent. Motion passed 8-0.

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments to the minutes of the January 14, 2019, Regular Meeting.

Ms. Asselstine noted one correction to the minutes: Page 7 Silver Letter should be Silver Level.

Motion made by Mayor Quattrone and seconded by Mr. Cicalese to approve the January 14, 2019, Planning Board minutes as amended.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Mr. Searing, Mr. Cicalese and Mr. Balcewicz voted yes. Mr. Rosenberg abstained. Ms. Colavecchio and Mr. Cabot were absent. Motion passed 7-0 one abstention.

PUBLIC COMMENT

Mr. Montferrat opened the floor for any public comments.

There being no comments, Mr. Montferrat closed the public comments.

OLD BUSINESS

1) Green Development Practices Checklist

Ms. Roberts' staff and Ms. Asselstine have reviewed the proposed Checklist. The Checklist would be provided to Applicants to complete and respond to and would notify Applicants that Green Development is important to the Borough; the Board would look favorably upon the use of Green Development Practices; and the Borough will review this checklist during the larger Planning Board process. This checklist is a guide for all site and subdivision applications. A cover letter will accompany this checklist to provide additional explanation. Numerous towns have already implemented this "Checklist."

Ms. Asselstine – Previously Mr. Slauch had raised the question about calling this document a "Checklist" when it does not meet the criteria of a "checklist" in terms of the ordinance.

Mr. Cicalese – The Environmental Commission asked if they could advertise if applicants are "green" compliant with reference to completing the Green Development Practices and initiating some of the components.

Green Development Practices Categories:

- A. Landscape – Landscape plantings/ecosystem management
- B. Water – Potable water use and disposal
- C. Stormwater – Stormwater management and harvesting
- D. Energy – Energy use and generation – climate design
- E. Resources – Materials and species, preservation, recycling, reuse
- F. Social – Promote community interaction – gathering – pride – health
- G. Air – Reduce air pollution/restore air quality

Mr. Misiura suggested including a line item "Project will preserve and repurpose existing structures?" As part of the Borough's historic values, it is important to refurbish and/or maintain current historic structures. Will be added under Resources.

Ms. Maziarz – This is only a guideline which may make people think about implementing some of these practices. If you are going to waive an approval or denial regarding this checklist, that would be a problem.

Mr. Cicalese regarding guide for specific trees. Ms. Asselstine – refer to DEP and Rutgers New Jersey Agriculture Experiment website. Reference specific website instead of Borough maintaining a specific list.

Ms. Asselstine – Discussion on the wording Item 11 – shipping construction materials – to be submitted with resolution compliance. Ms. Roberts will clarify wording.

Ms. Roberts will make the final edits and provide a final document for the Board to review at the April meeting.

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

Keith LePrevost, 213 Greeley St. This Checklist was never meant to be punitive. The amount of detail is necessary: homeowner would only provide very generic details; larger applications would provide specific details with their application.

There being no further comments, Mr. Montferrat closed the public comment.

Mr. Montferrat noted that this checklist is currently being used in other towns. This document will only be an advisory guide for applicants.

Motion made by Ms. Asselstine and seconded by Mr. Rosenberg to approve the Green Development Practices Checklist with the proposed amendments as suggested by the Board.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese and Mr. Balcewicz voted yes. Ms. Colavecchio and Mr. Cabot were absent. Motion passed 8-0.

New Business

- 1) Discussion – Springpoint at Meadow Lakes Inc. Ms. Roberts and Mr. Slauch met with Meadowlakes (architect, engineer, Executive Director and facilities manager). Discussed fire access per their letter dated January 2019.
Toured the facility and looked at the layout and discussed how the community has developed and what it is they want to do. We came to a very good understanding. They know what we are looking for.

The comments from the Fire Chief are very good and legitimate concerns. They had placed their new buildings so that a fire vehicle could not get to the rear of some building and couldn't get to other buildings. Some of the locations they had to get between were too narrow.

Ms. Roberts reviewed the meeting with Meadow Lakes.

- a) Stormwater
- b) Access

- c) Parking
- d) Environment Impact Statement
- e) Community Impact Statement
- f) Current residents and their needs

Parking - Residential Site Improvements Standards governs number of parking spaces. Meadow Lakes will be making a separate presentation concerning parking – needs of the residents and visitors.

Currently the fire vehicles do have access to some of the area.

Committee and Professional Reports

Ms. Asselstine – Application was submitted to the New Jersey Department of Transportation’s office of Local Bicycle and Pedestrian Planning Assistance Program for technical assistance in preparing a Mobility Master Plan. A copy of the application will be forwarded to Planning Board Members.

Environmental Commission – Rider Green Festival March 16. Stream Clean Up and Shredding Event - April 13, 9:00 a.m. to 12:00 noon, Memorial Park.

Historic Preservation Commission – John Hostetler was appointed chairman. HPC will be doing a walk through the YMCA. March 28 there will be a Borough Council Meeting/Visioning Workshop to discuss YMCA/Borough Hall.

Ms. Roberts provided an update on upcoming Capital Projects:

- a) Finishing new and replacement water mains, Forman, Church and First Ave.- should be completed this week.
- b) Received Notice to advertise for new water mains on Stockton St. (from Center out to Borough line).
- c) Starting construction First Ave., from Outcalt to Summit – April 1st.
- d) Complete construction on Sunset and Maple this spring – starting next week.
- e) Peddie Lake Pedestrian Bridge – preconstruction meeting held; project moving forward.
- f) Sidewalk replacement – Stockton and Joseph – plans submitted to DOT for approval (replacement where Historic District Project ends to Borough line).
- g) Mercer County will repave Stockton once sidewalk replacement is completed. Also suggested re-stripping at the schools and cross walks.
- h) Three water tanks need repair, repaint and upgrade for OSHA.
- i) Actively working on design layout for Lincoln, Hagemount and Rocky Brook. Will prepare some concept plans.
- j) Working on concepts for sump pumps, down spouts and drainage (comments from Public Works).
- k) Safe Routes to School – no comments received yet from DOT

Mr. Balcewicz – very few storm drains on Stockton Street – many of the pipes are undersized.

Ms. Roberts noted that Stockton St. is a County Road. Any improvements would be at the Borough expense.

Mr. Rosenberg asked about street trees that were originally slated for the intersection of Main and Stockton down to Bank St.

Ms. Roberts – When we started the street scape project, all the downtown trees were removed. Committee of professionals and volunteers and the decision was that those “were not the right trees” and should be removed. Added concrete paver strip which contains all the utilities (electrical and piping for irrigation). Trees were planned to be replaced, but nothing has been done. Suggested a discussion with Public Works, since they are aware of the underground utilities, to determine the best locations for the trees.

Mr. Misiura gave a brief update on the Rug Mill project. Mayor Quattrone, Councilmen Stults and Misiura have meet twice with the developer. The developer plans to have a public presentation at some time. The developer has a specific time line. Once they establish their time line, they will meet with Council and professionals to review the approval process. Will also require changes to the Redevelopment Plan and Redeveloper’s Agreement.

Mr. Balcewicz – I recently read in the newspaper about a bill in the legislature to eliminate affordable housing.

Ms. Maziarz – There are many elected officials, especially urban mayors and officials, who are not impacted by the affordable housing. They are not going to push those legislators to vote for this bill. Supreme Court, legislature and the governor want the cases to settle before any type of legislation.

Mr. Balcewicz – When you approve a development can you make it contingent upon their building a new school or providing funds?

Ms. Maziarz – There is currently a bill (Development Impact Fee) which was reviewed by the League of Municipalities – allow municipalities to pass ordinances that the developer must provide an impact fee for schools, roads and infrastructure improvements. Developer’s will certainly oppose this. Encourage public to contact legislatures regarding this matter.

Mayor Quattrone informed the Board that he had sent a letter to DOT supporting proposed coffee shop on Mercer St. (property owned by Jeff Bond). There was a deed restriction from the DOT on this property due to parking and traffic. There is no additional action required by the Planning Board.

There being no further business Mr. Montferrat asked for a motion to adjourn. Motion made by Mr. Cicalese and seconded by Ms. Asselstine. All ayes. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Sandra Belan
Planning Board Secretary