

Hightstown Planning Board
 Regular Meeting
 May 13, 2019, 7:30 p.m.

OPEN SESSION

Beverly Asselstine, Vice 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

Ms. Asselstine introduced Amanda Wolfe, Attorney, representing Jolanta Maziarz.

Roll Call

	PRESENT	ABSENT	LATE ARRIVAL
Mr. Montferrat, Chairman		X	
Mayor Quattrone	X		
Councilman Misiura	X		
Ms. Asselstine, Vice Chairman	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, Amanda Wolfe, Attorney, Carmela Roberts, Planning Board Engineer and Brian Slauch, Planning Board Planner were present.

APPROVAL OF AGENDA

Ms. Asselstine asked for a motion to approve the agenda. Mayor Quattrone asked that the discussion on the Hightstown Borough Municipal Building be removed from tonight’s agenda. Mr. Misiura requested that Roberts Engineering Group report on Improvements to Lincoln Avenue, Hagemount Avenue and Rocky Brook Court be added to the proposed agenda.

Motion made by Mayor Quattrone and seconded by Mr. Balcewicz to approve the amended agenda.

Roll Call Vote: Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Mr. Montferrat was absent. Motion passed 9-0.

APPROVAL OF MINUTES

Ms. Asselstine asked if there were any corrections or comments to the minutes of the March 11, 2019 Regular Meeting.

May 13, 2019

Motion made by Mr. Cicalese and seconded by Mayor Quattrone approve the March 11, 2019, Planning Board minutes.

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

PUBLIC COMMENT

Ms. Asselstine opened the floor for any public comments.

Lee Stults, 117 Taylor Ave. – Expressed his support for the proposed Downtown Gateway and Downtown Core zoning changes. Served on the Planning Board for several years when this was first discussed to get more ratables in the Borough and expand the business district outward. I have been to several towns in New Jersey and elsewhere who have taken some of their older homes in the Downtown area and have more a mixed use (stores downstairs and residents upstairs). This is another way to get more people in town and walking around. Encourage the Board to pass these changes.

Dimitri Musing, 137 Stockton St. – Congratulated Ms. Asselstine on becoming Vice Chairman. Currently live in the oldest home in town, Smyth House. I'm also here to support the proposed Downtown Gateway and Downtown Core zoning changes. Throughout the Planning and Zoning Board's history everything has been focused on economic development and expansion. Since the Borough is only one square mile, expansion is not easy. We must continuously reinvent ourselves. In the early 19th century and early 20th century, mixed uses were generally permitted in these corridors. I think this is a natural progression and will increase ratables. Definitely in favor of this ordinance.

There being no further comments, Ms. Asselstine closed the public comments.

OLD BUSINESS

1) Green Development Guide

Ms. Roberts – Based on the Board's direction the following changes were incorporated:

- a) Introduction – “Green Development is important to the Borough; the Borough may look favorably upon the use of Green Development Practices; and the Borough will review this guide during the Planning Board process. This guide is for all site and subdivision applications. The guide is not a requirement for Applicants and Applicants may choose not to modify their plans to correspond to the guide.
- b) Additional language in Item #11 – “Applicant is encouraged to specify and implement site furnishings, site improvements and exterior building materials that are manufactured locally – within a radius of 500 miles.”
- c) Item #1 – Provide list of Plant Species – suggested guidance from Shade Tree or the Environmental Commission.

Once the Plant Species are finalized, this Green Development Practices Guide is ready to be incorporated in the Application process.

Mr. Slauch noted that the DEP maintains a list of plants considered invasive.

Mr. Cicalese suggested the Environmental Commission discuss and determine which lists would be most appropriate (DEP and Rutgers University Cooperative Extension).

Mr. Balcewicz – are there any animal/fish species that are not recommended by the State. Suggested that the Environmental Commission also consider animals/fish species.

Motion made by Mr. Balcewicz and seconded by Mr. Misiura to approve the revised Green Development Guide as written with the addition of a list of plants (to be determined by the Environmental Commission).

Roll Call Vote: Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Mr. Montferrat was absent. Motion passed 9-0.

NEW BUSINESS

1) Zoning – Proposed changes: Downtown Core and Downtown Gateway

Mr. Misiura – This was previously discussed as part of the Reexamination and Amendment to the Master Plan. This is a first draft proposed by Mr. Musing and George Chin.

Mr. Slaugh and Ms. Wolfe both expressed concerns regarding removing houses of worship.

Mr. Slaugh suggested adding “micro-brewery, micro-distillery;” beverage manufacturing (disposal of additional water and wastewater) which are typically in an industrial use area.

Mr. Balcewicz – Current churches would be grandfathered.

DTC Downtown Core – Discussion:

- a) Cannot prohibit houses of worship
- b) Add micro-brewery, distillery and wine tasting
- c) Restaurants (remove “fast food” type establishments)
- d) Funeral parlors/homes – why prohibit
- e) Parking
- f) Current residential units
- g) Lot Area, size and density
- h) Signage – as permitted in the Borough Ordinance Chapter 29 - Signs
- i) Boundaries in proposed DTC and DTG have been extended from the previous CC1 and CC2 zones
- j) Public facilities - DTG

Mr. Musing – the two zones (CC1 and CC2) are going to be merged into DTC. CC1 – more restrictive; since we are combining two zones need to take the requirements of the most restrictive area. In the 2014 Reexamination of the Master Plan the focus was on additional economic development.

Mayor Quattrone suggested offices be limited to upstairs and retail ground level in order to create more foot traffic in the downtown area.

Ms. Asselstine added that the Streets and Sidewalks Committee have been looking at ways to make this area more pedestrian friendly and slow down traffic:

- 1) lower speed limit
- 2) narrow the road
- 3) add bike lanes and sidewalks
- 4) redo the intersection at Maxwell

DTG Downtown Core

- a) Duplex – offers additional housing option
- b) Lot Density – comply with R-4 (least restrictive zone)
- c) Require standards for commercial use – increase in lot coverage
- d) Clarification on the specific areas of the DTG and DTC

The Board asked that Mr. Slaugh, Planner, review the proposed zoning changes and prepare a final version for the Planning Board’s review prior to forwarding to the Borough Council.

2) Improvements to Lincoln Avenue, Hagemount Avenue and Rocky Brook Court

Ms. Roberts reviewed her letter dated May 8, 2019, regarding the above improvements. The Borough has received a grant for \$700,000 for improvements to Lincoln Avenue, as well as overall sidewalk plan for Lincoln, Hagemount Avenue and Rocky Brook Court.

These are in the conceptual stage so that the project can be evaluated by all interested parties in the Borough and so comments can be provided to the Engineers office, which will be incorporated into the final plans.

Also plan to upgrade water system:

- a) Replace two fire hydrants
- b) improvements to the sanitary sewer laterals
- c) replacing any galvanized water services encountered
- d) install underdrains and can intercept existing sump pumps

The conceptual layouts are regarding the proposed improvements on Lincoln Avenue. The width of the road where it intersects with Hutchinson is less than the minimum width required by the NJDOT of 20 feet, we have proposed at least a 20-foot-wide roadway at Hutchinson which will gradually increase in width at Hagemount Avenue. We are also proposing a more appropriate curve where Lincoln Avenue crosses the intersection of Hagemount Avenue.

Based on the recommendations for tree removals, we have several concept plans proposed. Concepts A, B and C are based on the recommendations received from the Environmental Commission. There are two other options based on the recommendation from Timber Wolf Tree Removal. These are options D and E. Concept F is based on the comments by Forestry Consulting, LLC.

Each option is a variation of sidewalk (either on the north or south side), curb replacement (north and/or south side), tree removals, road width and on-street parking. Please note that the addition of curb directly impacts on-street parking and how residents are currently utilizing the edge of pavement area to park. Some concepts allow for no on-street parking; some allow for on-street parking; and

some allow for recessed on-street parking. It appears residents are utilizing areas which allow for approximately 16 to 20 existing street parking spaces. The proposals vary from zero on-street parking spots to a maximum of approximately 19 parking spots. As we do for all Borough projects, any tree removed will be replaced. Stormwater improvements are dependent on the concept selected and will be designed to assure as much groundwater recharge as possible.

A Meeting will be held May 21 with residents, Public Works, Borough Administrator and Councilman Misiura to discuss the proposed options.

COMMITTEE AND PROFESSIONAL REPORTS

Ms. Roberts updated Board on the following projects:

- a) Peddie Lake Bridge has been fabricated will be installed this summer
- b) Completed new water main on Stockton, down Forman over to Church and Rogers
- c) Sidewalks on both sides of First Avenue; sidewalks on both sides
- d) Completed all curb and sidewalk on Maple and Sunset; and Council approved to add sidewalk on the length of Sunset
- e) Received bids to replace water main on Stockton St. – using high density pipe
- f) Borough working with DOT engineers to design curbs and sidewalks on Stockton Street to the Borough line
- g) Once water main is completed, Mercer County will repave Stockton Street from Center to Borough line
- h) County will add school crossing lights at Joseph, Oak and Stockton

CHAIRMAN AND BOARD MEMBER COMMENTS

Ms. Asselstine - Streets & Sidewalk Report is completed and will be presented Council the end of May along with the Downtown Walkability Audit. DOT Mobility Plan Application will be reviewed in early July.

Ms. Roberts noted that the Streets & Sidewalks Report was outstanding – my office had no additional comments. Ms. Asselstine did an outstanding job.

Mr. Misiura reported that several Council members, Borough staff and professionals are scheduled to meet with representatives from PRC Group on May 22 to review their proposed timeline for the Rug Mill.

Mr. Cabot – Historic Preservation Commission met several times – mostly advisory – construction on North Main Street, toured YMCA and “Welcome to Historic Hightstown” banners.

There being no further business Ms. Asselstine asked for a motion to adjourn. Motion made by Mr. Cicalese and seconded by Mr. Rosenberg. All ayes. Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Sandra Belan
Planning Board Secretary