



The Borough of Hightstown Planning Board

156 Bank Street, Hightstown, New Jersey 08520
609-490-5100, extension 617

PLANNING BOARD MEETING AGENDA

May 14, 2018 – 7:30 P.M.

Meeting called to order by Fred Montferrat, Chairman

PLEASE TURN OFF ALL CELL PHONES DURING YOUR ATTENDANCE AT THIS MEETING TO AVOID SOUNDS, RINGING OR CONVERSATIONS THAT MAY INTERFERE WITH THE RECORDING OR THE ABILITY OF ATTENDEES TO HEAR THE PROCEEDINGS. THANK YOU FOR YOUR COOPERATION.

STATEMENT: Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Laws 1975, Chapter 231. Said notice was advertised in the, Trenton Times and Windsor-Hights Herald as required by law and is posted in the Borough Clerk's Office.

Flag Salute

Roll Call – Planning Board

Approval of Agenda

Approval of Minutes April 30, 2018

Public Comment

Old Business

- 1) Accessory Use – Gazebos, pergolas and arbors – Review/Approval

Capital Projects

- 1) Improvements to Sunset and Maple Avenues
- 2) First Aid Retaining Wall Replacement Project (Rocky Brook Park on Bank Street)

Adjournment

Hightstown Planning Board
Planning Board Meeting
April 30, 2018, 7:30 p.m.

OPEN SESSION

Fred Montferrat, Chairman, called the meeting to order at 7:32 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. Hansen		X	
Mr. Searing	X		
Mr. Jackson	X		
Mr. Balcewicz, Alt. #1	X		
Mr. Cabot, Alt. #2	X		

Also in attendance: Sandy Belan, Planning Board Secretary, Jolanta Maziarz, Attorney and Brian Slaugh, Planning Board Planner.

APPROVAL OF AGENDA

Mr. Montferrat asked for a motion to approve the April 30, 2018 Agenda.

Motion made by Mr. Cabot and seconded by Mr. Balcewicz to approve the April 30th agenda.

ROLL CALL VOTE: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Mr. Searing, Mr. Jackson, Mr. Balcewicz and Mr. Cabot voted yes. Mr. Hansen was not present.
Vote: 9-0

APPROVAL OF MINUTES:

Mr. Montferrat asked if there were any corrections or comments to the minutes of the March 12, 2018 Regular Meeting. Motion made by Mayor Quattrone and seconded by Mr. Misiura to approve the minutes.

ROLL CALL VOTE: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Mr. Searing, Mr. Jackson, Mr. Balcewicz and Mr. Cabot voted yes. Mr. Hansen was not present.
Vote: 9-0

Mr. Montferrat asked if there were any corrections or comments to the minutes of the March 26, 2018 Special Meeting. Motion made by Mr. Balcewicz and seconded by Mr. Searing to approve the minutes.

ROLL CALL VOTE: Mr. Montferrat, Ms. Asselstine, Ms. Colavecchio, Mr. Searing, Mr. Jackson, Mr. Balcewicz and Mr. Cabot voted yes. Mayor Quattrone and Mr. Misiura abstained. Mr. Hansen was not present.

Vote: 7-0, two abstentions

Mr. Montferrat opened the Public Comment portion of the meeting. There being no public present, Mr. Montferrat closed the public comment portion.

NEW BUSINESS

421 North Main Street Informal Presentation by Javier Blanco and Nino Gomez, new property owners. Recently completed two rehabilitation projects in Hightstown: 225 Monmouth Street and 107 Taylor Avenue. Our original concept was to renovate this property. However, in discussions with various experts the renovation concept is estimated at \$300,000. Mr. Gomez reviewed their proposed plans for this property. Ms. Maziarz reminded the Board that this was an informal discussion and not a hearing. Distributed proposed layouts for the property.

- 1) Subdivide property with original house facing North Main Street and second house facing Wyckoff Mills Road.
- 2) Subdivide property with both houses facing North Main Street

Plan to save as much of the current house as possible: front door, fireplace and hand railings. Current house has nine rooms. New concept would have five larger rooms with closet space. Owners invited Board members to tour the inside of the property. They will see extensive water damage inside. Plan on redoing the existing garage – two-car garage and storage on the second floor. Plan to maintain as much of the original structure as possible.

Mr. Slauch discussed the lot size, house locations and proposed a detached garage on the new lot.

Subcommittee will meet with the applicant within the next two weeks (subcommittee: Architectural Review Committee, Historic Preservation Commission and Planning Board).

Ms. Colavecchio asked if the Historic Preservation Commission could tour the property and make some suggestions.

Mr. Misiura noted that a demo permit would be required. HPC would tour the property and document the interior and exterior.

Mr. Montferrat opened the meeting for any public comments.

Philippe Cardoso, 149 S. Main St. – Glad to hear that someone has purchased this property. I believe this property can be saved. I have received quotes from numerous contractors on this property.

Mr. Cardoso stressed the importance of this Historic House to Hightstown and the resale benefits an historically renovated house.

Mr. Blanco and Mr. Gomez would be happy to meet with Mr. Cardoso to discuss his ideas.

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

HEARING – Mr. Montferrat noted that the hearing for the Lofts at Hightstown, Preliminary and Final Major Site Plan – Phase 1 – Block 21, Lots 1-14, 20 & 26 has been adjourned to June 11, 2018 Planning Board Meeting. Ms. Maziarz - since the application has not been deemed complete, they will be required to re-notice for the June 11th Meeting.

Committee and Professional Reports

Ms. Asselstine reported on the Mercer County Trail Network Plan – information (bid and flyer) will be emailed to Planning Board members. Project website has extensive information and request for any additional information from residents on this project.

Mr. Misiura – The Street Sidewalks/Capital Projects Subcommittee met – (Beverly Asselstine, Steve Misiura, Dodie Colavecchio, Lee Stults and Dave Zaiser). Goal is to make recommendations and presentation to Borough Council by the end of the year and possibly add to the Master Plan. Focus on sidewalks, cross walks and streetscapes; will also reach out to the schools to make sure it is safe to walk to school.

Discussion on crosswalks and sidewalks – Wells Fargo Bank sidewalk/driveway – responsibility of the property owner.

Treehouses – waiting for additional information from George Chin – other town ordinances.
Recommendation on accessory structure -- pergolas, gazebos and arbors. Was this forwarded to Borough Council?

Mr. Misiura – Council Draft Budget will be introduced at the May 7 Meeting – The budget includes funding for zoning:

- 1) Rezoning Gateways
- 2) Westerlea/Affordable Housing Overlay Zone

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

Respectfully submitted,

Sandra Belan
Planning Board Secretary