



The Borough of Hightstown Planning Board

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

PLANNING BOARD MEETING AGENDA

September 10, 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 August 13, 2018

Public Comment

Memorialize Resolution: Resolution 2018-11 Memorializing Application #2018-01

RBG Hightstown, LLC and RBG Hightstown II, LLC for Preliminary and Final Major Site Plan, Subdivision and Bulk Variance Phase 1 - approvals for property located at Bank Street and designated as Lots 1-14, 20 & 26 in Block 21, and Lots 1-7 & 10-13 in Block 30.

1) Approvals for "Phase 1" of the Lofts at Hightstown, which involves the redevelopment of an existing building as a 76-unit apartment building and the construction of 34 townhome units within 3 buildings, along with associated parking areas and other site improvements, on that portion of the Property designated as Lots 1-14, 20 & 26 in Block 21.

Applicant also requests the Approvals in order to consolidate the various lots comprising the Property, vacant rights-of-way, and subdivide a portion of the Property for an access driveway and parking area for the Hightstown Co., #1 Firehouse, with the remainder of the Property for the development of the Lofts at Hightstown project.

2) Applicant requests the following bulk variances from the Redevelopment Plan for the Bank Street Sub-Area Redevelopment District ("Redevelopment Plan"):

- a. a variance to permit a building height greater than the maximum permitted building height;
- b. a variance to permit elevated walkways/ramps and walls with no setback where a minimum setback of 10 feet is otherwise required;
- c. a variance to provide relief from the requirements that one tree for every 20 parking spaces be provided for parking lots.

Professional & Committee Reports

Board Members and Chairman Comments

Adjournment