PLANNING BOARD MEETING AGENDA

October 9, 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 September 10, 2018

Public Comment

New Business

1) Discussion Proposed Rental Assistance Demonstration (RAD) Conversion of the Housing Authority – Keith LePrevost, Executive Director, Hightstown Housing Authority

2) Capital Project Presentation (First Avenue from Summit Street to Outcalt Street) – Cameron Corini, PE

Old Business

1) Ordinance – Accessory Use – treehouse, gazebo, arbor, etc. – George Chin, Zoning Officer

Professional & Committee Reports

Board Members and Chairman Comments

Adjournment
Joshua Jackson, Vice Chairman, called the meeting to order at 7:30 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

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<th>PRESENT</th>
<th>ABSENT</th>
<th>LATE ARRIVAL</th>
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<td>Mr. Montferrat, Chairman</td>
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<td>Mayor Quattrone</td>
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<td>Councilman Misura</td>
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<td>Ms. Asselstine</td>
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<td>Ms. Colavecchio</td>
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<td>Mr. Searing</td>
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<td>Mr. Jackson</td>
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<td>Mr. Cicalese</td>
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<td>Mr. Balcewicz, Alt. #1</td>
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<td>Mr. Cabot, Alt. #2</td>
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Also in attendance: Sandy Belan, Planning Board Secretary, Jolanta Maziarz, Attorney and Brian Slaugh, Planning Board Planner.

APPROVAL OF AGENDA

Mr. Jackson asked for a motion to amend the September 10, 2018 Agenda to show that Mr. Jackson will Chair tonight’s meeting.

Motion made by Mr. Misura and seconded by Mayor Quattrone to approve the September 10th agenda as amended.

ROLL CALL VOTE: Mayor Quattrone, Mr. Misura, Ms. Asselstine, Ms. Colavecchio, Mr. Searing, Mr. Jackson, Mr. Cicalese and Mr. Cabot voted yes. Mr. Montferrat and Mr. Balcewicz were absent. Vote: 8-0

APPROVAL OF MINUTES:

Mr. Jackson asked if there were any corrections or comments to the minutes of the August 13, 2018 Regular Meeting. Motion made by Mr. Cicalese and seconded by Ms. Colavecchio to approve the minutes.
ROLL CALL VOTE: Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Colavecchio, Mr. Searing and Mr. Cicalaese voted yes. Mr. Jackson and Mr. Cabot abstained. Mr. Montferrat and Mr. Balcudius and Mr. Cabot were absent. Vote: 6-0, two abstentions.

PUBLIC COMMENT:

Mr. Jackson opened the Public Comment portion of the meeting.

There being no public present, Mr. Jackson closed the public portion of the meeting.

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 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.

Ms. Maziarz reviewed Resolution 2018-11 which included the suggested revisions by the Borough’s Planner and Engineer professionals.

Motion made by Mayor Quattrone and seconded by Ms. Asselstine to Adopt Resolution #2018-11- 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.

Ms. Maziarz reviewed the Board’s concerns regarding delinquent escrow and taxes and noted that Condition #4, Page 16 has been added:

4. The Applicants shall replenish the escrow within three weeks of the final Hearing Date, as agreed to by the Applicants. The grant of this Application is subject to confirmation of payment of current outstanding real estate property taxes and all professional and escrow fees and supplementation of the escrow account, as needed. No building permit shall be issued without the Applicants’ having paid all
outstanding balances for any taxes, professional or escrow fees or other charges related to the Property and the Property’s development in accordance with this Resolution.

The Board has an obligation in the Municipal Land Use Law to adopt a resolution within 45 days after approval at a hearing. If the Board fails to do this, the applicant may sue. If the applicant sues to compel the Board to adopt the resolution, the Municipality would be required to pay the cost of the application, including attorney’s fees.

ROLL CALL VOTE: Mayor Quattrone, Mr. Misiura, Ms. Colavecchio, Ms. Asselstine, Mr. Searing, Mr. Cicala and Mr. Cabot voted yes. Mr. Jackson abstained. Mr. Montferrat and Mr. Balcwicz were absent. Vote: 7-0 and one abstention.

Professional & Committee Reports

Ms. Asselstine reported that she has responded to a couple of surveys by the DVRRC – Bike Share program and Middlesex Planning Office did a survey to update their bike atlas. They were interested in identifying bike facilities, marked bike routes, lanes and bike racks. They were most interested in bike racks on municipal property and schools. The Borough has a lot of bike racks in the downtown area (businesses, bank, post office) there is only one bike rack on Borough property at Association Park. Only the Hightstown High School and Rogers School have bike racks.

Historic Preservation – Ms. Colavecchio reported that JCP&L has approved the banner locations. Installation of the Historic Banner’s will begin shortly. Twenty-five banners will be placed along Stockton, Mercer, North Main and Franklin Streets.

Mr. Misiura – The Streets and Sidewalks Committee will be meeting September 18th.

Mr. Misiura updated the Board on Council events:

1) Borough Hall – RFP for architectural services which includes three options:
   a) Renovate building for municipal offices
   b) Municipal offices and court and offices
   c) Design Police Station for the property

2) Borough administration has budgeted for two specific projects:
   a) Rezoning – Deerfield/Westerlea overlay zone which would allow for increase in density in exchange for affordable housing units.
   b) Implement Affordable Housing Plan

3) Applied for Safe Route to School application for sidewalks on Dutch Neck Road in conjunction with East Windsor. This is a Federal Grant administered through the State.

4) Municipal Aid Grant – repairing streets – Dye and Railroad and neighborhood around Prospect, Bennet and Haussner. Sidewalks – Taylor, Spruce, Spring Crest and Glen Brook.

5) Medical Marijuana – Council had a discussion recently regarding permitting medical marijuana facilities, dispensing and growing in the Borough. Considering whether this is something the Borough would be interested in doing. The Planning Board will also be involved in the research and consideration.

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Mr. Slaugh added that this topic was discussed at the Annual Planner’s Conference. There are several aspects: manufacturing, growing, packaging and distribution.

Council’s recommendation – alternative plan - repave Maple and Sunset, new curbs and sidewalks to connect to N. Main St. No additional trees will be added.

Ms. Maziarz informed the Board that Title to Block 21, Lot 20, Academy Street was deeded to the Borough of Hightstown.

There being no further business Mr. Jackson asked for a motion to adjourn. Motion made by Ms. Asselstine and seconded by Ms. Colavecchio. All ayes. Meeting adjourned at 8:07 p.m.

Respectfully submitted,

Sandra Belan
Planning Board Secretary