The Borough of Hightstown
Planning Board
156 Bank Street, Hightstown, New Jersey 08520
609-490-5100, extension 617

PLANNING BOARD MEETING AGENDA
REORGANIZATION/REGULAR MEETING

May 13, 2019—7:30 P.M.

Meeting called to order by Fred Montferrat

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: March 11, 2019 Regular Meeting

Public Comment

Old Business

1) Green Development Guide – Final Approval

New Business

1) Discussion – Hightstown Borough Municipal Building – YMCA

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

Committee and Professional Reports

Chairman and Board Member Comments

Adjournment
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

<table>
<thead>
<tr>
<th>Present</th>
<th>Absent</th>
<th>Late Arrival</th>
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<tbody>
<tr>
<td>Mr. Montferrat, Chairman</td>
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<td>Mayor Quattrone</td>
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<td>Councilman Misiura</td>
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<td>Ms. Asselstine</td>
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<td>Ms. Colavecchio</td>
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<td>Mr. Rosenberg</td>
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<td>Mr. Searing</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, 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. Cicalaese 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. Cicalaese 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. Slaugh 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. Cicalaese - 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

March 11, 2019
Planning Board
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. Cicalesse 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. Cicalesse 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. Slaugh met with Meadowlakes (architect, engineer, Executive Director and facilities manager). Discussed fire access per their letter dated January 2019.

Toired 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 assistant 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 met 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

March 11, 2019
BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE
January 2019

This “Green Development Practices Guide” is intended to function as guiding principles for those pursuing development projects in the Borough of Hightstown in order to help achieve the goal of making this a more sustainable community. The practices are offered as a review document to enable flexibility to be progressive and innovative, since many of these practices are still being incorporated into the mainstream of the development industry. It is expected that these items will facilitate more sustainable development. Sustainable development seeks to balance environmental, economic and social aspects of a proposal such that the resulting project will be efficient in cost, impact and function. This document is not intended to be exclusive; incorporation of additional “Green Development Practices” similar to these items is strongly encouraged. Borough staff will be using this document to review the “green” character of an application and may offer suggestions to improve the sustainability of the project.

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.

By incorporating this guide into the Borough plan submission guide, we hope, developers will be encouraged to consider "Green Development Practices" with the genesis of their project program.

Applicants will be asked to provide testimony and support documents to describe the actions or practices that will be incorporated into their proposal, including verification subsequent to implementation.

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
1. Specify only indigenous plant species within 300 feet of the Borough Greenway. Completely avoid exotic invasive plant species anywhere in the Borough. Refer to a list of species to avoid. LANDSCAPE

Project will implement this practice – YES
Describe how this practice will be implemented and the benefits -

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Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -

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2. Develop landscape and stormwater maintenance specifications that employ integrated pest management post-bond to assure implementation for five years after occupancy. LANDSCAPE

Project will implement this practice - YES
Describe how this practice will be implemented and the benefits -

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Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -

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3 Construct drip landscape irrigation *in lieu* of spray systems or install soil water sensors to conserve irrigation water use. WATER

Project will implement this practice – YES________________________
Describe how this practice will be implemented and the benefits –
______________________________________________________________________________
______________________________________________________________________________
Project will not implement this practice – NO________________________
Reason this practice cannot be integrated into this project -
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4 Design and construct 10% to 30% of parking lots with pervious pavements (eco-pavers, etc.). Consider pervious paver or pavement parking stalls and impervious (more durable) surfacing for drive aisles. STORMWATER

Project will implement this practice – YES________________________
Describe how this practice will be implemented and the benefits -
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Project will not implement this practice – NO________________________
Reason this practice cannot be integrated into this project -
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5  Develop innovative and progressive stormwater best management practices that embrace ecosystem-based, natural and sustainable versus artificial and high-maintenance means of treating storm water quality at the conceptual design phase (e.g., raingardens; bioretention swales/basins). STORMWATER

Project will implement this practice – YES
Describe how this practice will be implemented and the benefits -


Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -


6  Re-think stormwater management - do not think of stormwater as a by-product - manage stormwater as a resource. Implement stormwater harvesting elements such as collection of stormwater in cistern that is pumped into a building for water closet flushing, or into a water feature using solar-powered pumps. STORMWATER

Project will implement this practice – YES
Describe how this practice will be implemented and the benefits -


Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -


Implement solar or other alternative energy generation systems for the building, or planned development. Seek to attain a minimum goal of 20% electric energy generation from on-site alternative, sustainable sources, or a 20% reduction in energy consumption through site and building design features. ENERGY

Project will implement this practice – YES________________________
Describe how this practice will be implemented and the benefits -
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Project will not implement this practice – NO________________________
Reason this practice cannot be integrated into this project -
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Implement L.E.D. lighting technology for site lighting fixtures. Consider solar electric generation for pedestrian scale lighting systems and/or project signs. ENERGY

Project will implement this practice – YES________________________
Describe how this practice will be implemented and the benefits -
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Project will not implement this practice – NO________________________
Reason this practice cannot be integrated into this project -
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Where feasible, apply the following site planning techniques to all applications - *Site planning should respect climate and wind orientation to ensure proper building siting enabling energy conservation (e.g. maximize southern building exposure for use of solar energy, consider proper wind orientation to reduce negative effects of cold winter winds and to take advantage of cooling summer breezes). Implement landscape that reinforces these techniques. ENERGY*

Project will implement this practice – YES
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Describe how this practice will be implemented and the benefits –
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Project will not implement this practice – NO
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Reason this practice cannot be integrated into this project –
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Demonstrate exterior building design features or elements that promote passive solar shading and natural daylighting for interior spaces (window "awnings" and windows that enable indirect lighting of interior spaces). ENERGY

Project will implement this practice – YES
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Describe how this practice will be implemented and the benefits -
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Project will not implement this practice – NO
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Reason this practice cannot be integrated into this project -
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BOROUGH OF HIGHTSTOWN
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11 A significant amount of energy can be expended shipping construction materials long distances. Therefore, the 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. Provide a description of what is proposed and from where they will be obtained. – RESOURCES AND STRUCTURES

Project will implement this practice – YES
Describe how this practice will be implemented and the benefits -


Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -


12 Construction Waste Management – The applicant is encouraged to divert construction, demolition and land clearing debris from landfill disposal, and recycle and or salvage at least 50% to 75% (by weight) all construction, demolition and land clearing waste. RESOURCES

Project will implement this practice – YES
Describe how this practice will be implemented and the benefits -


Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -


13  Project will preserve and repurpose existing structures.

Project will implement this practice – YES
Describe how this practice will be implemented and the benefits -


Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -


14  The applicant is encouraged to research local artists and implement indigenously inspired art in the landscape (sculpture - garden - mural/relief - artistic site furnishing, etc.) - one application per building or per 300 residential units. SOCIAL

Project will implement this practice – YES
Describe how this practice will be implemented and the benefits -


Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -


15 Reduce Light Pollution - Eliminate all light trespass from the building and site. SOCIAL

Project will implement this practice – YES
Describe how this practice will be implemented and the benefits -


Project will not implement this practice – NO
Reason this practice cannot be integrated into this project -


Other Green Development Practices that could be voluntarily implemented, exceeding building code requirements, to be listed for verification as part of code official review, but distinctly separate from the requirements of the building code review.

Project will implement other practices – YES
Describe what additional practices will be implemented -

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Describe benefits expected from the additional practices -

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Project will not implement additional practices – NO

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BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE
January 2019

This list of green building practices includes suggested additional elements that can be incorporated into building design. These tend to introduce sustainable design practices into the building itself as opposed to the previous Guide which focuses on site improvements. These are offered as supplemental ideas for applicant consideration and discussion with the Borough; the Applicant is not obligated to provide specific intentions on any of these at this time.

Water Use Reduction
Maximize water efficiency within buildings - use high efficiency fixtures, dry fixtures such as waterless urinals, and occupant sensors to reduce the potable water demand. WATER

Recycled Content
Specify a minimum of 25% of building materials that contain in aggregate, a minimum of 20% post-consumer or 40% post-industrial recycled content material. RESOURCES

Construction IAQ (Indoor Air Quality) Management Plan
Develop and implement an AQ Management Plan for the construction and pre-occupancy phases of the building. Can use the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) AQ Guideline for Occupied Buildings under Construction, 1995. AIR

Low-Emitting Materials
Reduce the quantity of indoor air contaminants, e.g., VOCs from adhesives, sealants, paints, composite wood products and carpet systems, that are odorous or potentially irritating to provide installer and occupant health and comfort. AIR

Commissioning
Verify and ensure that fundamental building elements and systems are designed, installed and calibrated to operate as intended. ENERGY

Green Roofs
Implement green roof planting on flat roof multi-story buildings - alternatively implement light color for roof surface. ENERGY

Energy Star
1) Incorporate Energy Star-labeled building products, lighting, heating and cooling, appliances, and plumbing. 2) Achieve Energy Star certification for residential or commercial buildings.
(see: http://www.energystar.gov/index.dm?c=home.index) - ENERGY
Subsection T26-3-13T  CC-1 Central Commercial District  DTC Downtown Core

a. Permitted Uses. In the CC-1 Central Commercial District DTC Downtown Core, the following uses, and no others, shall be permitted:

1. Principal Uses:
   
   (a) Retailing within a completely enclosed building.
   
   (b) Personal and business services within a completely enclosed building.
   
   (c) Offices.
   
   (d) Houses of worship.
   
   (e) Public facilities, including public parking facilities.
   
   (f) Child care centers.
   
   (g) Bars and taverns.
   
   (h) Restaurants and other places to eat and drink, but not including drive-through or fast food type establishments.
   
   (i) Banks and financial institutions.
   
   (j) Newspaper and other publishing facilities.
   
   (k) Funeral parlors.
   
   (l) Residential dwelling units as upper floor use of buildings containing above permitted principal uses.
   
   (m) Planned commercial developments subject to regulations in subsection 28-10.14

2. Accessory Uses:

   (a) Signs.

   (b) Parking facilities.

   (c) Fences, walls and landscaping.
(d) Amusement machines, subject to the licensing and regulation provisions of Chapter IV, General Licensing, Section 4-7, Amusement Machines of the Code of the Borough of Hightstown.

(e) Satellite dishes, subject to the restrictions and requirements set forth in subsection 28-10.18.

b. Other Restrictions.

1. Lot Area. A lot area of not less than two thousand (2,000) square feet shall be required.

2. Lot Width. A lot width of not less than twenty (20') feet shall be required.

3. Lot Depth. A lot depth of not less than fifty (50') feet shall be required.

4. Front Yard. None shall be required, except that building locations shall comply with Borough requirements for providing adequate sight triangles.

5. Side Yards. None shall be required, except that building locations shall comply with Borough requirements for providing adequate sight triangles.

6. Rear Yard; Principal Buildings. There shall be a rear yard not less than ten (10') feet deep.

7. Rear Yard; Accessory Buildings. There shall be a rear yard not less than three (3') feet deep behind accessory buildings.

8. Height. The maximum height shall be three (3) stories or fifty-five (55') feet.

9. Coverage. No building shall cover more than ninety (90%) percent of the lot.

10. Parking. Parking shall be provided in accordance with subsection 28-10.10. Parking is not required for individual uses situated within seventy-five (75') feet of a public facility or designated private parking facility subject, however, to demonstration that the facility has adequate parking to accommodate the individual use.

11. Signs. Signs for individual business establishments shall be permitted, provided that:

   (a) The total area of all signs shall not exceed two (2) square feet for each foot of building frontage but shall not exceed a maximum of forty (40) square feet.

   (b) No sign shall exceed two (2') feet in height.
(c) Such sign shall be applied flat against a wall and shall not project beyond the side or top of the wall to which it is affixed nor project out more than eight (8") inches in front of such wall.

(d) All bare incandescent light sources (neon lights shall not be considered as such) and immediately adjacent reflecting surfaces shall be shielded from view. Flashing, moving, intermittently illuminating signs, reflection signs or signs painted in luminous materials that glow in the dark and advertising devices shall be prohibited.

(e) Not more than one (1) sign shall be permitted for each tenant on the premises on each wall fronting on a street.


13. Residential District Buffer. For lots which adjoin a residential district, a buffer area of at least ten (10') feet shall be provided, and the buffer area shall be landscaped to provide for continuous, year-round visual screening of the property. The buffer area may contain a fence provided in accordance with subsection 28-10.4 but the fence shall be provided only to supplement necessary landscaping.

Subsection 28-3-14 CC-2 Central Commercial District:

a. Permitted Uses. In the CC-2 Central Commercial District, the following uses, and no others, shall be permitted:

1. Principal uses:

   (a) Any principal use permitted in the CC-1 District.

   (b) Retailing and distribution facilities related to carpentry, electrical, masonry, and plumbing services with only incidental outdoor operations.

   (c) Planned commercial developments subject to regulations in subsection 28-10.14:

   (d) Motor vehicle service stations subject to restrictions of subsection 28-10.11.

2. Accessory Uses. All accessory uses permitted in the CC-1 District.
b. Other Restrictions.

1. Lot Area. A lot area of not less than ten thousand (10,000) square feet shall be required.

2. Lot Width. A lot width of not less than fifty (50') feet shall be required.

3. Lot Depth. A lot depth of not less than one hundred (100') feet shall be required.

4. Front Yard. None shall be required except for sight triangles.

5. Side Yards. A minimum side yard of ten (10') feet shall be provided for each side yard.

6. Rear Yard. The minimum rear yard shall be twenty-five (25') feet.

7. Sight Triangles. Sight triangles shall be provided for corner lots in accordance with subsection 28-10.8.

8. Lot Coverage. Total lot coverage of all buildings shall not exceed thirty-five (35%) percent of the gross lot area. Total lot coverage by all structures and other lot improvements shall not exceed eighty (80%) percent.

9. Height. The maximum height shall be three (3) stories, not to exceed forty (40') feet.

10. Residential District Buffer. For lots which adjoin a residential district, a buffer area of at least ten (10') feet shall be provided, and the buffer area shall be landscaped to provide for continuous, year-round visual screening of the property. The buffer area may contain a fence provided in accordance with subsection 28-10.4 but the fence shall be provided only to supplement necessary landscaping.

11. Off-Street Parking. Parking for individual uses shall be provided in accordance with subsection 28-10.10

12. Signs. As permitted for the CC-1 District. (Ord. No. 93-852)
28-3-16 R-PO Residential Professional Office District - DTG Downtown Gateway

a. Permitted Uses. In the R-PO District DTG, the following uses, and no others, shall be permitted:

1. Principal Uses. Permitted principal uses include all principal uses permitted in the R-1 Residential District, and professional offices. Provided, however, that the following uses are expressly excluded from the RPO District as permitted uses:
   (a) Places of Worship;
   (b) Public facilities;
   (c) Public utility uses;
   (d) Hospitals, sanitariums and nursing homes;
   (e) Cemeteries;
   (f) Agricultural and horticultural uses; and
   (g) Private and public schools:
      (a) Detached single-family dwellings.
      (b) Restaurants and other places to eat and drink, but not including drive through or fast food type establishments.
      (c) Retailing within a completely enclosed building.
      (d) Personal and business services within a completely enclosed building.
      (e) Performing arts companies.
      (f) Offices.
      (g) Child care centers.
      (h) Tutoring centers.
      (i) Financial institutions.
      (j) Residential dwelling units as upper floor use or rear part of buildings containing adjacent and / or above principal uses.
2. Accessory Uses. For residential use, the accessory uses shall be as permitted in the R-1 District. For professional office use, accessory uses shall be as permitted in the CC-1 District.
(a) Carports, accessory garages and/or open parking spaces with necessary driveways for vehicles belonging to residents on the premises and their guests.
(b) Noncommercial solariums and home swimming pools, provided that suitable protective fencing at least four (4') feet high shall surround the pool.
(d) Signs.
(e) Fences, walls and landscaping.
(f) Subject to lot coverage requirements, no more than two (2) storage sheds are permitted on a lot.
(g) Satellite dishes, subject to the restrictions and requirements set forth in subsection 28-10.18.

3. In the case of an application for a professional office use where the existing lot size does not conform to the minimum 14,000 square feet required under §28-3-16.2(a), the applicant shall require a Conditional Use Approval pursuant to N.J.S.A. 40:55D-67. In reviewing a Conditional Use application under this subsection, the Planning Board shall consider the following:
(a) Whether sufficient on-site parking is available pursuant to Borough requirements.
(b) Whether the proposed on-site lighting is appropriate for the use and does not adversely impact adjacent properties and uses.
(c) Whether suitable landscaping and buffering are proposed.
(d) Whether adequate storm water controls are proposed for the site.
(e) Whether sewer and water facilities are available to serve the site.
(f) All other provisions of Subsection 28-3-16.2(b)(n) shall apply as a minimum.

b. Other Restrictions.

1. Buildings will be residential in style and volume, and no existing houses/buildings should be structurally altered in a manner that is visible to the public domain without an architectural review. This zone is a gateway to the DTC zone and the existing historic structures are meant to
remain intact. As much as possible, any façade renovations that are visible to the public should be consistent with the character of the downtown.

4. 2. Area, yard, and other standards for residential use shall conform to R-4 Residential District requirements.

2. For professional office use, the following standards and regulations shall apply:
(a) Lot area. A lot area of not less than fourteen thousand (14,000) square feet shall be required.
(b) Lot width. A lot width of not less than one hundred (100') feet shall be required.
(c) Lot depth. A lot depth of not less than one hundred fifty (150’) feet shall be required.
(d) Front yard. The front yard shall meet the R-4 Residential District requirements.
(e) Height. The maximum height shall be two and one-half (2.5) stories, not to exceed thirty-five (35’) feet.

(f) Lot coverage. The total lot coverage of all buildings shall not exceed thirty (30%) percent. The total lot coverage of all structures and site improvements shall not exceed seventy (70%) percent.

(g) Side yards. A minimum side yard of ten (10’) feet shall be provided for each side yard. For corner lots, the side yard setback shall be increased to twenty (20’) feet. None shall be required, except that the building locations shall comply with Borough requirements for providing adequate sight triangles.

(h) Rear yard. The minimum rear yard shall be thirty-five (35’10”) feet.

(i) Landscaping and buffers. All portions of the lot not used for building, parking or other site improvements shall be suitably landscaped with lawn, shrubs, trees, etc. Lot lines which abut lots with residential use or residential zone lines shall provide a landscape buffer strip at least ten (10') five (5) feet in width and the buffer strip shall be suitably landscaped to provide a continuous year-round visual screening of the property. The buffer area may contain a fence provided in accordance with subsection 28-10.4; but the fence shall be provided only to supplement necessary landscaping.

(j) Lot access. Vehicular access serving professional office the Downtown Gateway uses established or expanded under this section on the south side of Franklin Street shall be prohibited to and/or from Clinton Street or Cole Avenue. Existing vehicular access to Clinton Street and Cole Avenue serving existing residential or professional office uses may be continued.
(k) Residential use. To maintain a stock of affordable housing in the Borough, professional office use development which occurs through conversion of an existing residential structure shall maintain a minimum of one (1) residential unit in the structure and the minimum size of the unit shall be eight hundred (800) square feet.

(l) 9. Parking. See subsection 28-10.10, Off-Street Parking and Off-Street Loading Facilities. Parking is not required for individual uses situated within five hundred (500') of a public facility or designated private parking facility subject, however, to demonstration that the facility has adequate parking to accommodate the individual use.

(m) 10. Signs. As permitted by Chapter 29 of the Revised Borough Ordinances and in accordance with a signage plan submitted as part of a site plan application.

(n) 11. Sight triangles. Sight triangles shall be provided in accordance with subsection 28-10.8.
