

ORDINANCE 2020-02

BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY

AN ORDINANCE OF THE BOROUGH OF HIGHTSTOWN RE-ZONING CERTAIN PROPERTIES, ADOPTING AN UPDATED ZONING MAP, AND AMENDING AND SUPPLEMENTING CHAPTER 28, “ZONING,” OF THE “REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY.”

WHEREAS, the Borough of Hightstown (the “Borough”) has previously adopted an Official Zoning Map, last dated September 2019, which depicts the boundaries of all zoning districts within the Borough; and

WHEREAS, as part of a periodic general reexamination (“reexamination”) of the Borough’s Master Plan, undertaken pursuant to N.J.S.A. 40:55D-89, the Borough’s Planning Board (the “Planning Board”) has recommended that certain properties, or portion(s) thereof, be re-zoned from their existing zoning classifications to either the “DTG Downtown Gateway” District or the “R-3 Residential District”; and

WHEREAS, a listing of the properties, or portion(s) thereof, to be re-zoned, as prepared by the Borough Engineer, is attached hereto as Exhibit “A” and made a part hereof; and

WHEREAS, said listing identifies each parcel’s existing zoning classification and the proposed new zoning designation for each such parcel; and

WHEREAS, the Borough Engineer has prepared an updated Zoning Map, dated March 2020, which reflects and incorporates the new zoning district classifications; and

WHEREAS, a copy of the updated and amended Zoning Map which reflects the said zoning changes, as prepared by Roberts Engineering Group, LLC, dated March 2020, is attached hereto as Exhibit “B” and made a part hereof; and

WHEREAS, it is the desire of the Borough Council to re-zone the properties listed on Exhibit “A” accordingly, and to adopt the attached updated and amended Zoning Map which is attached as Exhibit “B,” pursuant to N.J.S.A. 40:55D-32; and

WHEREAS, the Borough Council also wishes to revise the Borough Code accordingly.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED, by the Borough Council of the Borough of Hightstown, in the County of Mercer and State of New Jersey, as follows:

Section 1. That the Borough hereby reclassifies the zoning designation of each of the properties, or part(s) thereof, as shown on Exhibit “A” to either the “DTG Downtown Gateway” District or the “R-3 Residential” District, in accordance with Exhibit “A.”

Section 2. That, in accordance with N.J.S.A. 40:55D-32, the Borough Council hereby approves and adopts the amended and updated Zoning Map, which reflects the said zoning changes and which is attached hereto as Exhibit “B,” as prepared by Roberts Engineering Group, LLC and dated March 2020, to represent the Official Zoning Map of the Borough of Hightstown.

Section 3. That the updated Zoning Map, which is attached hereto as Exhibit “B,” shall supersede the prior Zoning Map of the Borough which was dated September 2019.

Section 4. That Subsection 28-3-2, entitled “Zoning Map,” of Section 28-3, “Districts Established; Zoning Map,” of Chapter 28, “Zoning,” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey,” is hereby amended and supplemented in the following respects (deletions are shown with ~~strikeout~~; additions are shown with underline):

Subsection 28-3-2 Zoning Map.

The boundaries of the districts are hereby established as shown on the Zoning Map, Borough of Hightstown, Mercer County, New Jersey, dated March 2020, which, with all explanatory matter thereon, is hereby adopted and made a part of this chapter by reference. Such map shall be kept on file in the offices of the Borough Clerk for the use and benefit of the public.

Section 5. That any zoning classification revisions set forth in the within Ordinance and the annexed Exhibits which were recommended by the Planning Board as part of the periodic general reexamination of the Borough’s 2014 Master Plan (as identified on Exhibit “A”) shall be exempt from the notice provisions set forth in N.J.S.A. 40:55D-62.1, per said statute.

Section 6. That any zoning classification revisions set forth in the within Ordinance and the annexed Exhibits which were not recommended as part of the periodic general reexamination of the Borough’s 2014 Master Plan (as identified on Exhibit “A”) shall be subject to the notice provisions set forth in N.J.S.A. 40:55D-62.1.

Section 7. That, following the adoption of this Ordinance, a copy of this Ordinance and the attached updated Zoning Map shall be filed with the Mercer County Planning Board and the Mercer County Clerk’s office in accordance with N.J.S.A. 40:55D-16.

Section 8. That, in the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.

Section 9. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 10. That this Ordinance shall become effective upon final passage and publication in accordance with the law, but not until a copy of this Ordinance and the attached updated Zoning Map have been filed with the Mercer County Planning Board and the Mercer County Clerk's office pursuant to N.J.S.A. 40:55D-16.

Introduction: March 16, 2020

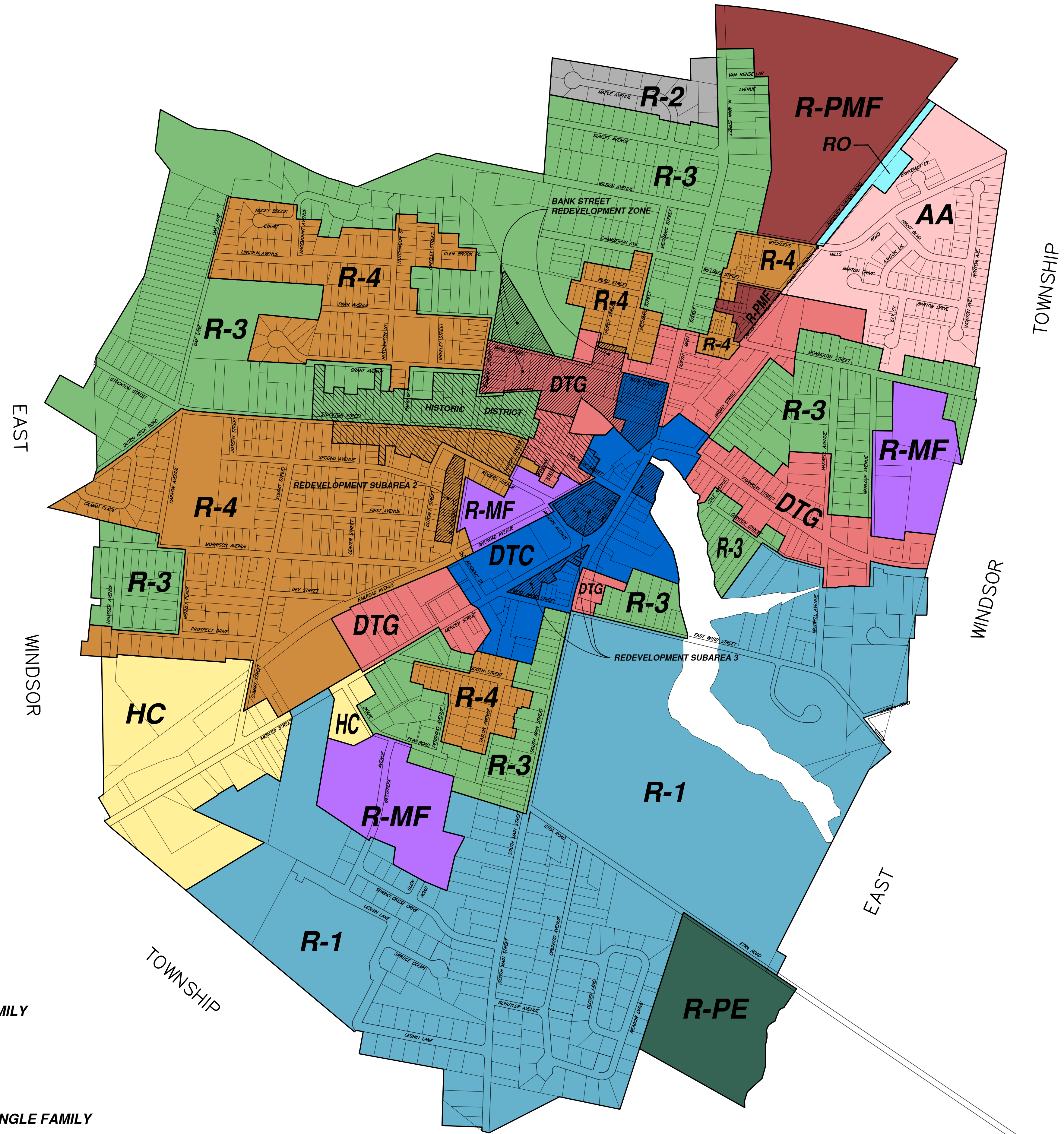
Adoption: June 1, 2020

ATTEST:





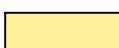

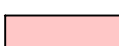

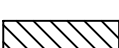
DEBRA L. SOPRONYI
MUNICIPAL CLERK

LAWRENCE D. QUATTRONE
MAYOR

Borough of Hightstown Zoning Map Lot and Block Re-Zoning June 2, 2020					
Block	Lot	2019 Zone	2020 Zone	Re-zoned because of the Re-examination of the 2014 Master Plan?	
	4.01	17	R-4	DTG	YES
Portion of	11	6.01	RO	DTG	YES
	11	17.01	HC	DTG	YES
	11	17.02	HC	DTG	YES
	11	19.01	HC	DTG	YES
	11	20	HC	DTG	YES
	15	13	R-4	DTG	YES
	18	9	R-4	DTG	YES
	18	10	R-4	DTG	YES
	18	11	R-4	DTG	YES
Portion of	21	27	DTC	DTG	YES
Portion of	21	28	DTC	DTG	YES
Portion of	21.01	11.01	DTC	DTG	YES
	24	6	HC	R-MF	YES
	24	7	HC	DTG	YES
	24	9	RO	R-MF	YES
	24	15	HC	DTG	YES
	24	16	HC	DTG	YES
	24	17	HC	DTG	YES
Portion of	26	22.01	DTC	DTG	YES
	26	25	DTC	DTG	YES
	26	26	DTC	DTG	YES
	26	29.01	HC	DTG	YES
	26	30.01	HC	DTG	YES
Portion of	26	27.01/28	DTC	DTG	YES
Portion of	26	27.01/28	HC	DTG	YES
	27	1	HC	DTG	YES
	27	2	HC	DTG	YES
	27	33	R-3	DTG	YES
Portion of	27	47.01	R-3	DTG	YES
	30	1	R-MF	DTG	YES
	30	2	R-MF	DTG	YES
	30	3	R-MF	DTG	YES
	32	4	R-4	DTG	YES
	32	5	R-4	DTG	YES
	32	6	R-4	DTG	YES
	32	7	R-4	DTG	YES
	38	3	R-3	DTG	YES
	38	4	R-3	DTG	YES
	38	5	R-3	DTG	YES
	50	1	R-1	DTG	YES
	50	2	R-1	DTG	YES
	50	3	R-1	DTG	YES
	50	4	R-1	DTG	YES
	56	24	R-3	DTG	YES
	56	25	R-3	DTG	YES
	56	26	R-3	DTG	YES
	56	27	R-3	DTG	YES
	56	28	R-3	DTG	YES
Portion of	56	29	R-3	DTG	YES
	56	30	R-3	DTG	YES
	56	31	R-3	DTG	YES
	60	9.01	HC	DTG	YES
	60	11	R-3	DTG	YES
	60	12	R-3	DTG	YES
	60	13	R-3	DTG	YES
	60	14	R-3	DTG	YES
	60	15	R-3	DTG	YES
	60	16	R-3	DTG	YES
	60	17	R-3	DTG	YES
	60	18	R-3	DTG	YES
	60	19	R-3	DTG	YES
	21	1	R-MF	DTG	NO
	21	2	R-MF	DTG	NO
	21	3	R-MF	DTG	NO
	21	4	R-MF	DTG	NO
	21	5	R-MF	DTG	NO
	21	6	R-MF	DTG	NO
	21	7	R-MF	DTG	NO
	21	8	R-MF	DTG	NO
	21	9	R-MF	DTG	NO
	21	10	R-MF	DTG	NO
	21	11	R-MF	DTG	NO
	21	12	R-MF	DTG	NO
	21	13	R-MF	DTG	NO
	21	14	R-MF	DTG	NO
	21	20	R-MF	DTG	NO
	21	26	R-MF	DTG	NO
	28	42.02	DTG	R-3	NO
	29	9.02	DTG	R-3	NO
	29	10.02	DTG	R-3	NO

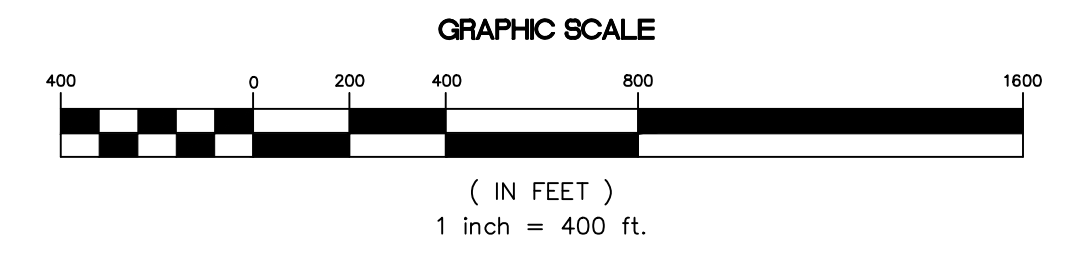


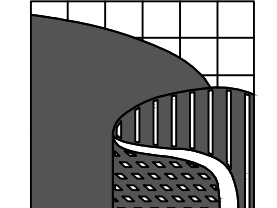
ZONES

-  R-1 RESIDENTIAL- SINGLE FAMILY
-  R-2 RESIDENTIAL- SINGLE FAMILY
-  R-3 RESIDENTIAL- SINGLE FAMILY
-  R-4 RESIDENTIAL- SINGLE FAMILY
-  R-MF RESIDENTIAL- MULTI- FAMILY
-  R-PE RESIDENTIAL- PLANNED ELDERLY
-  R-PMF RESIDENTIAL- PLANNED MULTI- FAMILY
-  DTG DOWNTOWN GATEWAY
-  DTC DOWNTOWN CORE
-  HC HIGHWAY COMMERCIAL
-  RO RESEARCH OFFICE
-  AA ACTIVE ADULT AGE RESTRICTED SINGLE FAMILY
-  BANK STREET REDEVELOPMENT ZONE
-  REDEVELOPMENT SUBAREA 2
-  REDEVELOPMENT SUBAREA 3
-  HISTORIC DISTRICT

ZONING MAP
HIGHTSTOWN BOROUGH
 MERCER COUNTY, NEW JERSEY

JUNE 2020





Roberts
 ENGINEERING GROUP LLC
Women Business Enterprise Certified
 CERTIFICATE OF AUTHORIZATION: 24GA28159100
 1670 Whitehorse-Hamilton Square Rd.
 Hamilton, New Jersey 08690
 609-586-1141 fax 609-586-1143
 www.RobertsEngineeringGroup.com