

## PUBLIC NOTICE

**PLEASE TAKE NOTICE** that 3PRC, LLC (the “Applicant”) has applied to the Hightstown Borough Planning Board (the “Planning Board”) for approvals to develop, construct, renovate, and/or redevelop: (i) 343 apartment units in three buildings, together with associated amenities in or adjacent to said buildings; (ii) 43 townhouse units; (iii) a separate amenities and management building; (iv) two structured parking facilities; and (v) associated surface parking areas, as well as related appurtenant structures and improvements. The Applicant proposes to develop, redevelop, renovate, and/or construct the aforesaid residential, parking and associated structures, improvements, facilities, and appurtenances in an area generally bounded by Bank Street to the north, Main Street to the east, Academy Street to the west, and various lots fronting on Stockton Street to the south. Most of the land (Block 21, Lots 1-14 and 26; Block 30, Lots 1-7; and Block 8, Lot 12) comprising the development site is owned by the Applicant and certain parcels (Block 21, Lot 20; and Block 30, Lots 10-13) are owned by the Borough of Hightstown, but are subject to acquisition by the Applicant. The development site also includes an unimproved portion of Mechanic Street that extends southward from Bank Street. Said unimproved portion of Mechanic Street (a “paper” street) is subject to vacation by the Borough of Hightstown and, upon being vacated, will be incorporated into the development site. All of the aforesaid real property, including the vacated portion of Mechanic Street (collectively referred to as the “Property”), consists of approximately 10.805 acres and is located in Sub-Area 1 of the Bank Street Redevelopment Area and is subject to the development regulations set forth in the Bank Street Redevelopment Plan.

The principal components of the Applicant’s intended site plan and proposed development include the following:

- A. The renovation and repurposing of the existing Concrete Mill Building into a four-story, fifty-nine (59) unit apartment building, with interior amenity space for use by occupants only.
- B. The renovation and repurposing of the existing Brick Mill Building into a three-story, ninety-one (91) unit apartment building, with a partial basement and interior amenity space for use by occupants only.

C. A new, four-story building, fronting on Main Street that will include one hundred ninety-three (193) apartment units and interior amenity space for use by occupants only. A six-story structured parking facility, with a below grade lower level, will be attached to the new building. The parking structure will contain 411 parking spaces, six of which shall be dedicated to and reserved for use by the Borough Fire Department, twenty spaces shall be available for general public use, and the remaining 385 spaces shall be reserved for use by the residents of the development. In accordance with the development regulations of the Bank Street Redevelopment Plan, the Applicant may modify the use of this new, four-story building by incorporating an optional Boutique Hotel into the structure. Such an alternative use will entail the elimination of ten (10) apartment units and the inclusion of sixteen (16) guest rooms or suites, together with associated personal and guest services and related accommodations and facilities that are permitted by the development regulations.

D. Forty-three (43) townhouses, consisting of a mix of two-story, two and one-half-story and three-story units, with each unit having either a one-car or two-car garage.

E. A one-story structured parking facility, with a below grade lower level, which will contain 41 parking spaces.

F. A 4,854± square foot Amenity Center (on Block 8, Lot 12), containing a demonstration kitchen, fitness center, yoga room, multi-purpose room, leasing office, and a second-floor, on-site manager's residence, together with fourteen (14) surface parking spaces.

G. Other site improvements, amenities and structures, including 51 surface parking spaces, a swimming pool, cooking grills, and other outdoor amenity space, together with related appurtenances and improvements.

In order to proceed with its intended land development, redevelopment, renovation, and construction, the Applicant will require and has applied to the Planning Board for certain Land Use Approvals and/or other Relief, as follows:

1. Preliminary and Final Major Site Plan Approval for the construction, development, uses, and activities summarized in this Notice; and

2. Preliminary and Final Minor Subdivision Approval for the Property, which is limited to the consolidation of various lots and/or the realignment of certain lot lines.

While the Applicant believes its Application is in conformance with the provisions of the Bank Street Redevelopment Plan and any other applicable provisions of the Borough of Hightstown Municipal Code, the Applicant also seeks and requests such waivers, variances

design standard exceptions, deviations, amendments, approvals, permits and such other relief as may be deemed necessary or required by the Planning Board during the course of the application process in order for the Applicant to develop the Property in the manner indicated in the Application materials..

The Application and all plans, reports, writings, documents and other materials in support thereof are on file with the Hightstown Borough Planning Board Office located at the Hightstown Borough Municipal Building, 156 Bank Street, Hightstown, New Jersey 08520, and are available for public inspection and may be reviewed during normal business hours. Alternatively, Application, plans, reports, writings, documents, and other supporting materials are also available online for public inspection and review by accessing the Hightstown Borough website at [ ]. Click on the [ ] tab and scroll down to Agendas [?]. Click Planning Board Agenda for September 14, 2020 and follow the link to view the materials.

Commented [WP1]: Is this correct?

A public hearing is scheduled before the Hightstown Borough Planning Board on Monday evening, September 14 at 7:30 PM, or as soon thereafter as the Application may be heard at the Hightstown Engine Co. #1 Firehouse Hall, 140 North Main Street, Hightstown New Jersey 08520. Any interested persons may ask questions and/or testify at said hearing. Due to the COVID-19 closures this meeting will take place virtually. Any interested persons may participate (with or without counsel) and ask questions and/or testify at said hearing by signing into and joining the meeting via the link below.

Commented [WP2]: If Application and materials are to be reviewed remotely, the applicable information must be provided to the Applicant.

[A Link must be provided by the Planning Board]

Meeting ID: \_\_\_\_\_

Password: \_\_\_\_\_

Or to Call In: \_\_\_\_\_

Commented [WP3]: ?????

**3PRC, LLC, Applicant**  
By: Peter S. Wersinger III, Esq.  
Attorney for Applicant

Dated: August 27, 2020