



## **THE BOROUGH OF HIGHTSTOWN PLANNING BOARD**

156 Bank Street, Hightstown, NJ 08520  
Phone: 609-490-5100 x617 Fax: 609-371-0267

### **PLANNING BOARD REGULAR VIRTUAL MEETING AGENDA** **MONDAY, MAY 9, 2022 - 7:30 P.M.**

[www.zoom.com](https://us06web.zoom.us/j/86089092616?pwd=SlhXNkI4aEJWVkJZBL2o2NUhkV1EzQT09)

**Meeting ID: 860 8909 2616**

**Passcode: nynE2L**

<https://us06web.zoom.us/j/86089092616?pwd=SlhXNkI4aEJWVkJZBL2o2NUhkV1EzQT09>

**By Phone:**

**(929) 205-6099**

**Meeting ID: 860 8909 2616#**

**Passcode: 818561#**

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.

#### **Meeting called to order by Chairperson Beverly Asselstine**

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 advertised in the Trenton Times and Windsor-Hights Herald as required by law and is posted on the Hightstown Borough website.

#### **Flag Salute**

#### **Roll Call – Planning Board**

#### **Approval of Agenda**

**Approval of Minutes** April 11, 2022 – Regular Virtual Meeting

#### **Public Comment**

**Old Business** Ordinance/Website changes – continued discussion

**New Business** Capital Review – Improvements to Hausser Ave., Bennett Pl. and Prospect Dr.

#### **Committee and Professional Reports**

Ms. Carmela Roberts – overview & status of the lead water line issue & inventory

#### **Chairman and Board Member Comments**

#### **Adjourn**



# THE BOROUGH OF HIGHTSTOWN PLANNING BOARD

## REGULAR VIRTUAL MEETING MINUTES

**APRIL 11, 2022, 7:30 P.M.**

### OPEN SESSION

Bev Asselstine, Chairperson, 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 on the Borough's website. Due to Covid-19 and self-distancing protocols, this meeting was held remotely through [www.zoom.com](http://www.zoom.com)."

**Flag Salute**, led by Mr. Misiura

### Roll Call – Planning Board

	PRESENT	ABSENT	LATE ARRIVAL
Mayor Quattrone	X		
Councilman Misiura	X		
Ms. Asselstine, Chair	X		
Ms. Jackson, Vice-Chair	X		
Mr. Laudenberg	X		
Mr. Searing	X		
Ms. Watkins	X		
Mr. Balcewicz, Alt. #1	X		
Mr. Cabot, Alt. #2	X		
Mr. Gainey		X	
Mr. Yandoli	X		

Also in attendance: Jane Davis – Planning Board Secretary, Scott Miccio – Attorney, Carmela Roberts – Engineer, Brian Slauch – Planner & Dimitri Musing – Borough Administrator

### Approval of Agenda

Ms. Asselstine asks for a motion to approve the Agenda.

Motion made by Mayor Quattrone and seconded by Mr. Laudenberg to approve the agenda for the April 11, 2022 Planning Board meeting.

Roll Call Vote: Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Jackson, Mr. Laudenberg, Mr. Searing, Ms. Watkins, Mr. Balcewicz, Mr. Cabot & Mr. Yandoli. Mr. Gainey was absent. Motion passed 10-0; 1 absence.

### Approval of Minutes

Ms. Asselstine asks for any comments on the meeting minutes from the regular virtual meeting on March 14, 2022. There being no comments, she asks for a motion to approve the minutes. Motion made by Mr. Balcewicz and seconded by Mr. Searing.



# **THE BOROUGH OF HIGHTSTOWN PLANNING BOARD**

## **REGULAR VIRTUAL MEETING MINUTES**

**APRIL 11, 2022, 7:30 P.M.**

**Roll Call Vote:** Mayor Quattrone, Ms. Asselstine, Ms. Jackson, Mr. Laudenberger, Mr. Searing, Ms. Watkins, Mr. Balcewicz & Mr. Yandoli. Mr. Misiura & Mr. Cabot abstained. Mr. Gainey was absent. Motion passed 8-0; 2 abstentions; 1 absence.

### **Public Comment**

There being no members of the public in attendance of the meeting, Ms. Asselstine opens & closes public comment.

### **Old Business**

**Ordinance / Website changes** – Ms. Asselstine introduces the ongoing discussion of updating the Planning Board submission process. She thanks Ms. Davis for her efforts so far to organize the Borough website. Discussion ensues regarding the proposed updates to the ordinance, application packet, instructions & requirements for an applicant and information available on the website. Mr. Miccio & Ms. Davis plan to meet to discuss the changes further and report back at a later date as this is an ongoing topic.

### **New Business**

**Affordable Housing Budget** – Ms. Asselstine introduces the budget at hand. Council & administration was looking for further explanation about the increase to the Planning department budget. The Board's professionals explain the estimated increases are in anticipation of the Affordable Housing declaratory judgement and redevelopment costs. There is discussion on each major line-item increase. With further clarification, a final proposed budget is reached to forward back to Council & the administration noting the addition of the Affordable Housing & Fair Share Plan, Redevelopment Areas and keeping in mind that the Master Plan would need to be reexamined in 2024.

**Downtown Redevelopment Area Expansion** – Ms. Asselstine introduces the proposed redevelopment area and asks the Board if it should be postponed for further discussion pending Council's decision on the 2022 Budget proposal. There is some discussion and it's decided that this item will be revisited once the budget is resolved.

### **Committee and Professional Reports**

Ms. Asselstine asks for any new committee or professional reports.

**Mr. Slauch** – Mr. Slauch announces he is attending the National Planning Conference in San Diego and will report back with anything of interest.

**Ms. Roberts** – Ms. Roberts states that Roberts Engineering will be submitting proposed improvement plans for the Hausser, Bennett & Prospect neighborhood for review. There will be several other Capital projects coming along and will discuss them at the meeting in May.

**Mr. Miccio** – Nothing additional to report.



# **THE BOROUGH OF HIGHTSTOWN PLANNING BOARD**

## **REGULAR VIRTUAL MEETING MINUTES**

**APRIL 11, 2022, 7:30 P.M.**

### **Chairman and Board Member Comments**

Ms. Asselstine – Discusses there are several applications that have been submitted or are in the process of submitting in the next few months.

No new committee reports. Ms. Asselstine asks for any comments. Mr. Balcewicz asks for an update on the Peddie Bridge closure. Mayor Quattrone explains that it had been deemed unsafe and had been closed until the County can reconstruct it. Ms. Asselstine also adds that a new flashing crosswalk sign had been installed on North Main St. Further discussion is had on the pedestrian safety in the Borough and the approved one-way traffic on Wyckoff's Mill Road.

There being no further business, Ms. Asselstine asks for a motion to adjourn. Motion made by Mr. Laudemberger & seconded by Mr. Balcewicz. All ayes. Meeting adjourned at 8:21 PM.

Submitted by:

---

Jane Davis, Planning Board Secretary



**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

May 5, 2022

Mayor and Council  
Borough of Hightstown  
156 Bank Street  
Hightstown, New Jersey 08520

Planning Board  
Borough of Hightstown  
156 Bank Street  
Hightstown, New Jersey 08520

Environmental Commission  
Borough of Hightstown  
156 Bank Street  
Hightstown, New Jersey 08520

Complete Streets Committee  
Borough of Hightstown  
156 Bank Street  
Hightstown, New Jersey 08520

Re: Improvements to Hausser Avenue, Bennett Place, and Prospect Drive  
Borough of Hightstown, Mercer County, New Jersey  
Our File No.: H1802

Dear Mayor, Council, Planning Board and Environmental Commission:

Enclosed with this letter, please find the following:

1. Five (5) partial sets of plans entitled, "Improvements to Hausser Avenue, Bennett Place, and Prospect Drive, Borough of Hightstown, Mercer County, New Jersey, dated April 13, 2022". These sets show the proposed improvements for Hausser Avenue, Bennett Place, and Prospect Drive. The set consists of sheets 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 of 15.

The enclosed plans are to be distributed to the Council, Planning Board, Environmental Commission, and Complete Streets Committee.

As you know, the Borough has received a grant from the NJDOT in the amount of \$290,000.00 in November 2020. This office is in the process of preparing formal bid plans and specifications for advertisement and award prior to the grant deadline of November 16, 2022.

The enclosed plans show the proposed improvements as follows:

1. Replace the existing water main and transfer water services on Hausser and Bennett.
2. Replace existing fire hydrants.
3. Replace inlet frames, grates, and type 'N' eco curb pieces.
4. Remove and replace manhole frames and covers.
5. Mill and pave roadway.
6. Provide pavement repair as necessary.
7. Provide concrete sidewalks on one side of the road.
8. Provide ADA curb ramps and crosswalks at intersections.
9. Replace existing signage and pavement striping.
10. Replace existing orangeburg sanitary laterals.
11. Replace portions of the sanitary main.

Please note that we have not shown new tree plantings on the plan sheets. However, we will make accommodations in the bid documents to provide at least one new tree for every tree removed. We request that the Borough Shade Tree Commission provide a tree planting plan with proposed species and locations to this office for inclusion in the bid documents.

There appears to be one galvanized water service on private property at #118 Bennett Place. Therefore, replacement of the water service to the house is required under the new NJDEP guidelines for lead services.

Improvements to Hausser Avenue, Bennett Place,  
and Prospect Drive  
Borough of Hightstown, Mercer County, New Jersey  
Our File No.: H1802  
Page 2 of 2

We anticipate that the neighborhood can be closed to traffic by way of traffic barricades during construction. Uniform Traffic Directors would be needed for the work within the Morrison Avenue and Summit Street Rights-Of-Way.

The NJDOT grant being used to fund this work requires that the contract be awarded to a contractor no later than November 1, 2022. In order to meet this deadline, I request that your comments be provided no later than June 1, 2022.

If you would like to meet with us or ask questions directly, please feel free to contact me.

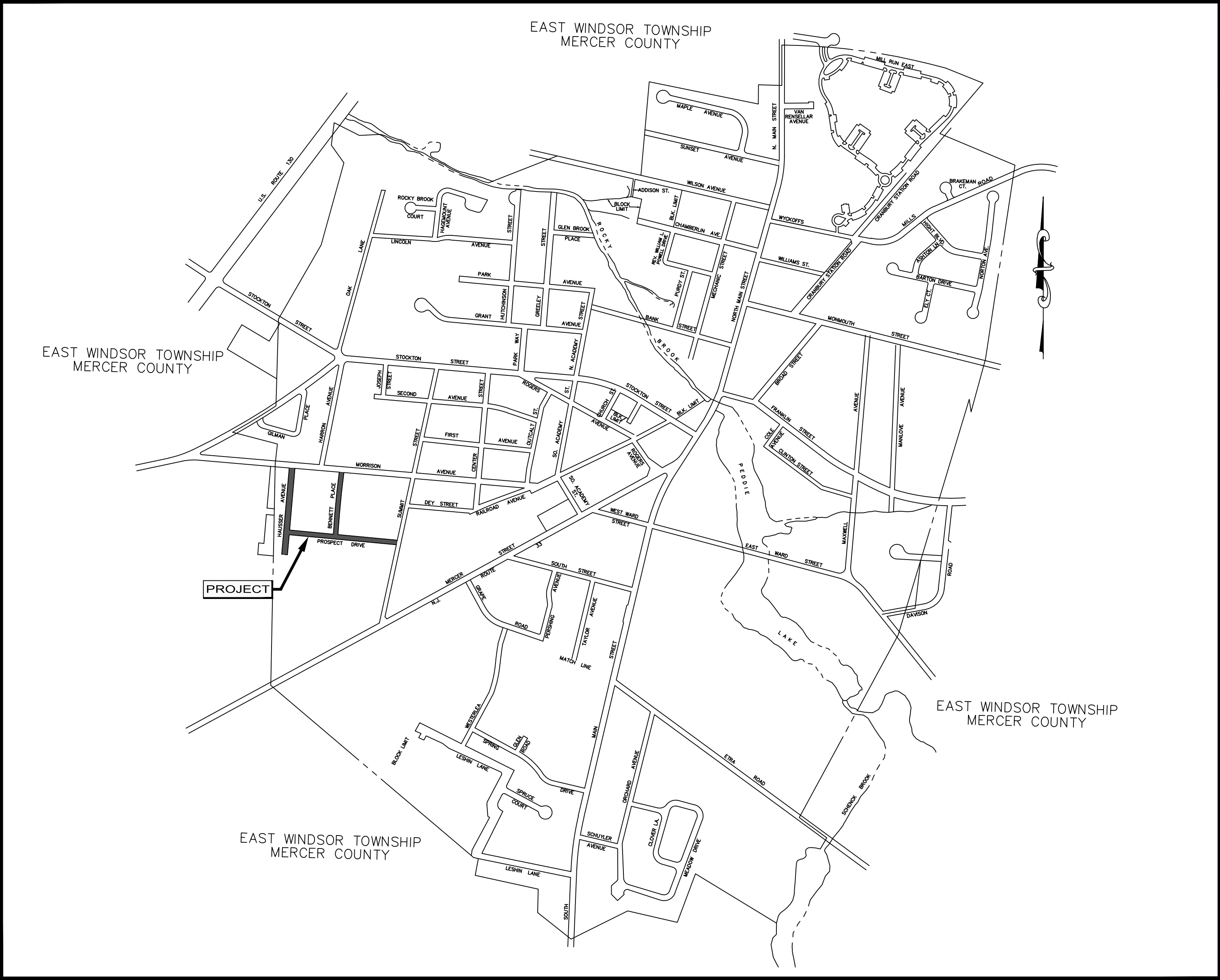
Very truly yours,



Carmela Roberts, P.E., C.M.E.  
Borough Engineer

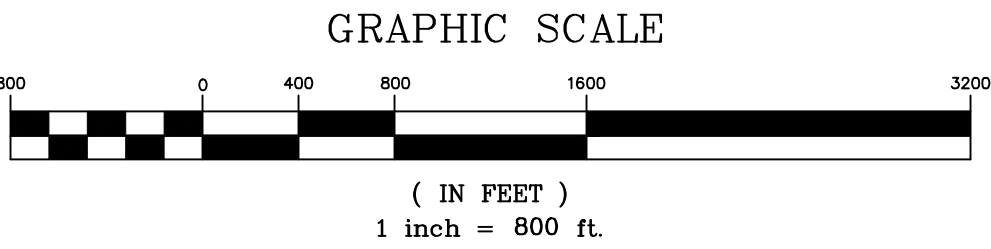
cc: Dimitri Musing, Borough Administrator  
Peggy Riggio, RMC, CMR, Borough Clerk  
Jane Davis, Borough Planning Board Secretary  
Ken Lewis, Borough Superintendent of Public Works  
Bill Searing, Borough Superintendent of AWWTP  
Chief Frank Gendron, Borough Police Department  
George Lang, Borough CFO  
Cameron Corini, PE, CME, Roberts Engineering Group, LLC  
Kelly Pham, EIT, Roberts Engineering Group, LLC

# IMPROVEMENTS TO HAUSSER AVENUE, BENNETT PLACE, AND PROSPECT DRIVE BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY



KEY MAP

SCALE 1"=800'



PROJECT LENGTH (HAUSSER AVENUE) = 750 LF  
PROJECT LENGTH (BENNETT PLACE) = 550 LF  
PROJECT LENGTH (PROSPECT DRIVE) = 950 LF

NOTE:  
A. THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2019, AS AMENDED BY SPECIAL PROVISIONS, TO GOVERN.  
B. THE NJDOT STANDARD CONSTRUCTION DETAILS FOR ROADWAY, TRAFFIC CONTROL, AND BRIDGE BOOKLET (2016); AND THE NJDOT STANDARD ELECTRICAL DETAILS BOOKLET (2007), ARE APPLICABLE TO THIS PROJECT EXCEPT FOR THOSE DETAILS CONTAINED HEREIN.

MAYOR  
LAWRENCE D. QUATTRONE

MEMBERS OF COUNCIL  
SUSAN BLUTH, COUNCIL PRESIDENT  
STEVEN MISIURA  
JOSHUA JACKSON  
JOE CICALES  
FRED MONTFERRAT  
CRISTINA FOWLER

SHEET INDEX

- |      |   |
|------|---|
| 1    | COVER   |
| 2-3  | TRAFFIC CONTROL PLAN  |
| 4    | HAUSSER AVENUE STREET PLAN & PROFILE AND SOIL EROSION & SEDIMENT CONTROL PLAN |
| 5    | BENNETT PLACE PLAN & PROFILE AND SOIL EROSION & SEDIMENT CONTROL PLAN         |
| 6    | PROSPECT DRIVE PLAN & PROFILE AND SOIL EROSION & SEDIMENT CONTROL PLAN        |
| 7    | ADA GRADING PLAN  |
| 8    | SIGNAGE AND STRIPING PLAN   |
| 9-10 | CONSTRUCTION DETAILS  |
| 11   | SOIL EROSION AND SEDIMENT CONTROL DETAILS                                     |
| 12   | SOIL EROSION AND SEDIMENT CONTROL NOTES                                       |

UTILITY SERVICE PROVIDERS

PSE&G	VERIZON
DENNIS GUNN	KEVIN HELLTHALER
300 CONNECTICUT DRIVE	1490 PROSPECT STREET, FLOOR 1
BURLINGTON, NJ 08016	TRENTON, NJ 08638
609-239-2405	609-637-4027

JERSEY CENTRAL POWER & LIGHT  
GERALD M. RICCIARDI, AREA MANAGER  
ONE RIVER CENTRE  
331 NEWMAN SPRINGS ROAD, BLDG 3  
RED BANK, NJ 07001  
732-212-4106

BOROUGH OF HIGHTSTOWN WATER AND SEWER  
KENNETH LEWIS, SUPERINTENDENT OF PUBLIC WORKS  
BILL SEARING, SUPERINTENDENT OF ADVANCED WASTEWATER TREATMENT PLANT  
148 NORTH MAIN STREET  
HIGHTSTOWN, NJ 08520  
609-490-5100

CALL BEFORE YOU DIG  
IN NJ, TOLL FREE  
1 - 800 - 272 - 1000

FOR FREE MARKOUTS TO LOCATE  
UNDERGROUND UTILITIES

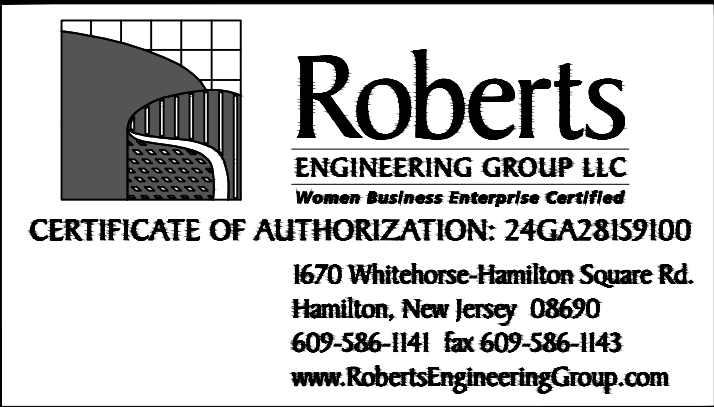
\* IT'S THE LAW \*

GARDEN STATE UNDERGROUND PLANT LOCATION SERVICE, INC.



**CARMELA ROBERTS, P.E.**

LICENSED PROFESSIONAL ENGINEER  
STATE OF NEW JERSEY LIC. NO. 34419  
IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION  
SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

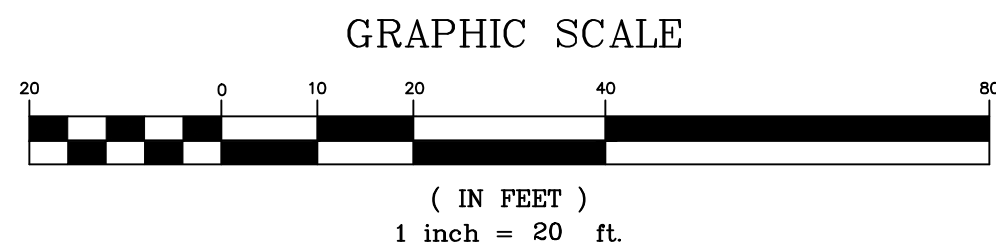
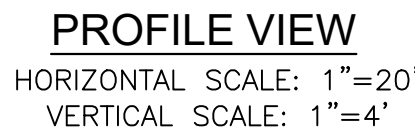


No.	DATE	REVISIONS	BY	CHECKED

JOB NUMBER H1802

DATE: APRIL 13, 2021  
SHEET 1 OF 15





-	.	.		
NO.	DATE	REVISIONS	BY	CHECKED

1670 Whitehorse-Hamilton Square Rd  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
[www.RobertsEngineeringGroup.com](http://www.RobertsEngineeringGroup.com)

**TED W. PIVOARNICK, PLS**  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 STATE OF NEW JERSEY LIC. No. 24GS03586800

# HAUSSER AVENUE PLAN & PROFILE SOIL EROSION & SEDIMENT CONTROL

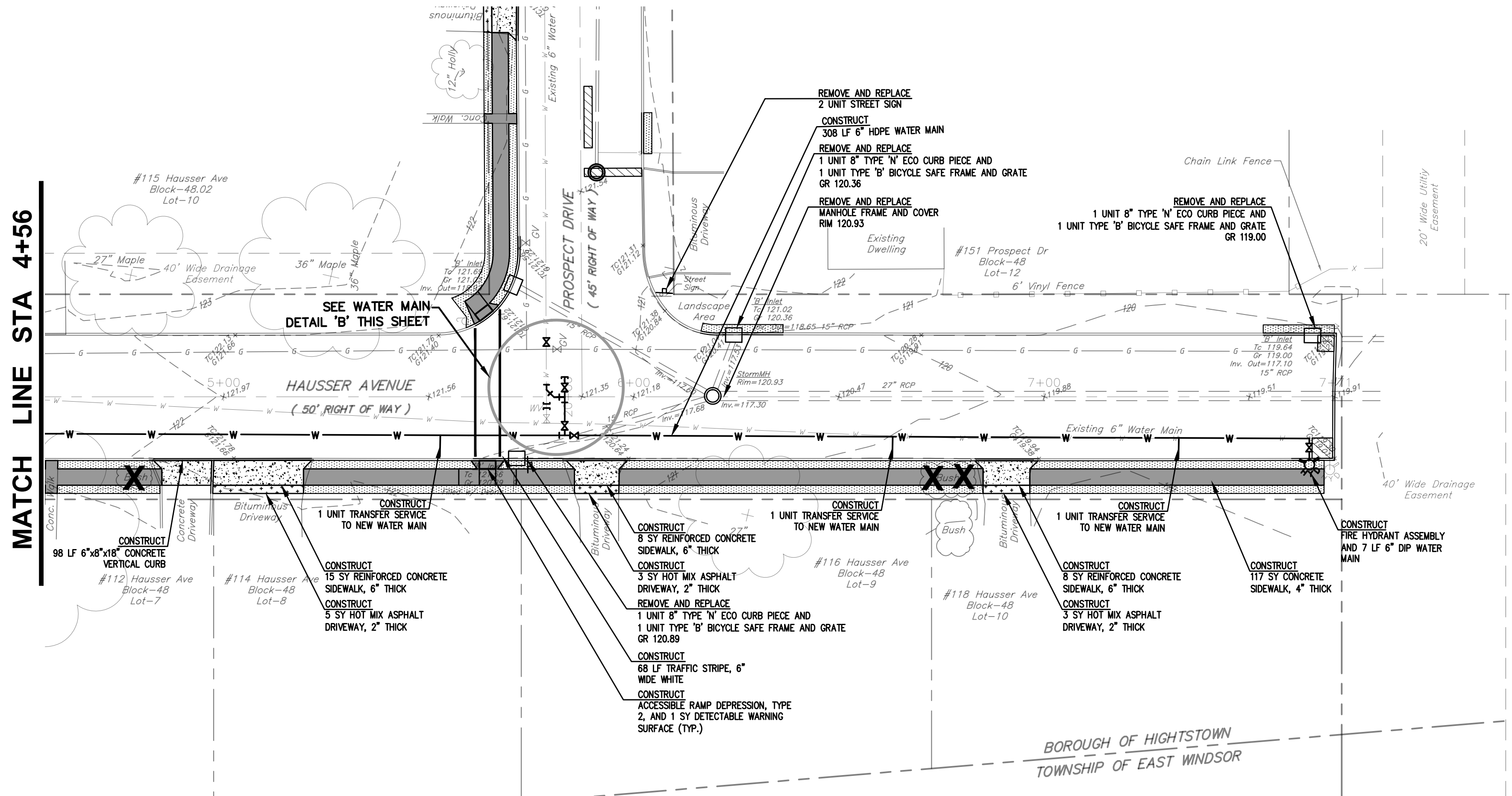
## IMPROVEMENTS TO HAUSSER AVENUE, BENNETT PLACE, AND PROSPECT DRIVE

BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

FILE No.: H1802	DESIGNED BY: CC
DRAWN BY: JA	CHECKED BY: CC
DATE:	4/13/2022
SCALE:	1"=20'
DWG. No.:	PP1
SHEET No.	

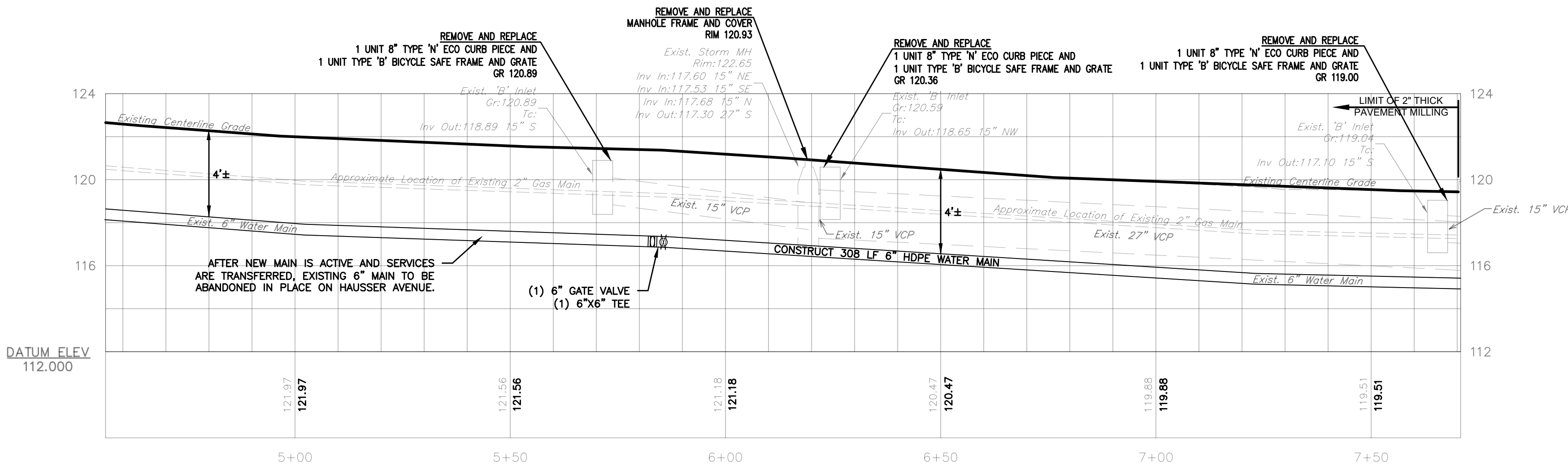


MATCH LINE STA 4+56

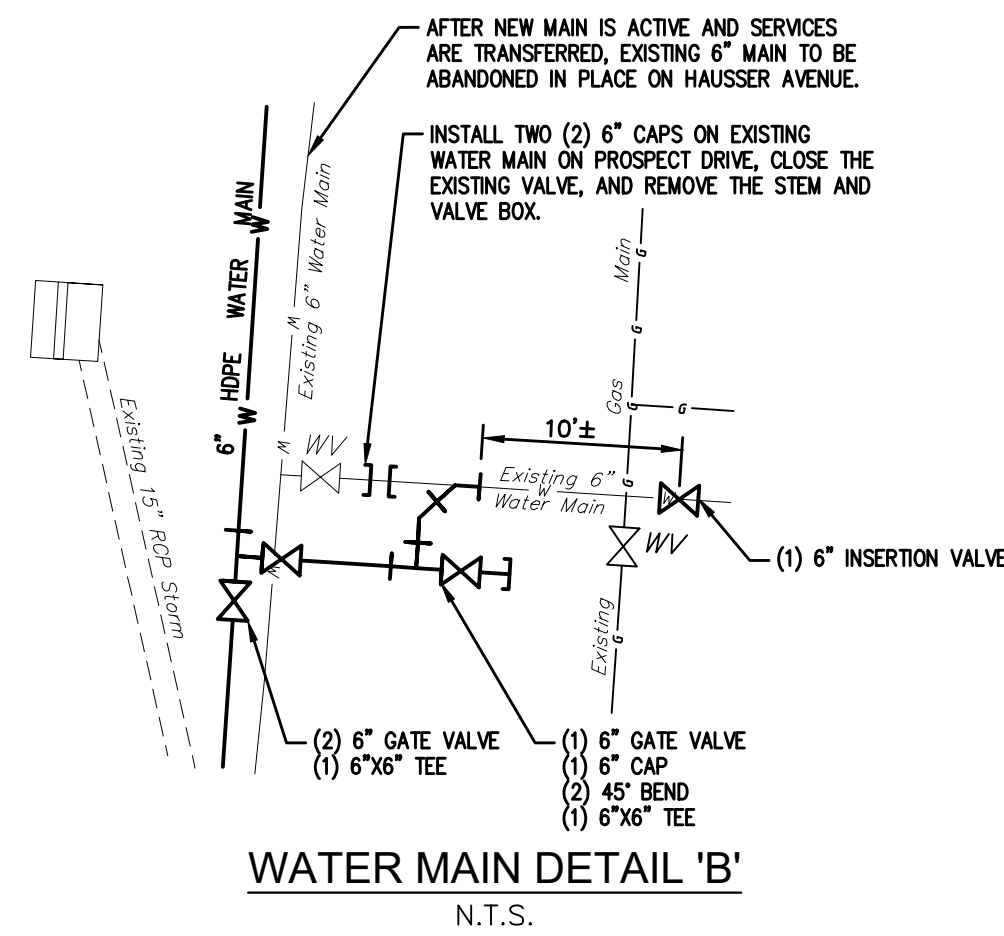


PLAN VIEW  
SCALE: 1"=20'

CONSTRUCT (STA 4+56 TO STA 7+71):  
1350 SY HMA MILLING, 3" OR LESS  
180 TON HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK  
30 TON HOT MIX ASPHALT 9.5M64 LEVELING COURSE, VARIABLE THICKNESS  
140 GAL TACK COAT  
7 SY HMA PAVEMENT REPAIR  
200 SY FERTILIZING AND SEEDING, TYPE A-3  
200 SY TOPSOIL SPREADING, 5" THICK



PROFILE VIEW  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'



WATER MAIN DETAIL 'B'  
N.T.S.

**LEGEND**

**EXISTING**

- EXISTING STREET ROW LINE
- EXISTING CONCRETE CURB
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING DRAINAGE PIPE
- EXISTING UTILITY POLE
- EXISTING PARKING LOT LIGHT
- EXISTING INLETS
- EXISTING WATER SERVICE
- EXISTING GAS SERVICE
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING STREET LIGHT

**PROPOSED**

- SF --- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED INLET FRAME, GRATE, OR CURB PIECE REPLACEMENT
- PROPOSED CONCRETE VERTICAL CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STONE DRIVEWAY REPAIR
- PROPOSED CONCRETE DRIVEWAY REPAIR
- PROPOSED BIT. DRIVEWAY REPAIR
- PROPOSED BASE REPAIR
- TOPSOILING, 5" THICK, FERTILIZING AND SEEDING, TYPE A-3
- PROPOSED BUSH OR TREE REMOVAL
- PROPOSED WATER SERVICE
- PROPOSED MANHOLE FRAME AND COVER

**GENERAL NOTES:**

- THIS PLAN REFLECTS EXISTING SITE CONDITIONS AS THE RESULT OF AERIAL PHOTOS, TAX MAPS, AND A FIELD SURVEY PERFORMED BY ROBERTS ENGINEERING GROUP, LLC, DATED SEPTEMBER 8, 2021.
- RIGHT-OF-WAY AND PROPERTY LINE INFORMATION ARE APPROXIMATE AND ARE BASED UPON TAX MAP INFORMATION AND LIMITED FIELD SURVEYING.
- THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN OF SURVEY ARE NOTED HEREON AND HAVE BEEN OBTAINED BY ROBERTS ENGINEERING GROUP, LLC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PLAN.
- ONLY COPIES OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED A VALID COPY.
- BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAPS OF THE BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY.
- THIS PLAN IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD AND DISCLOSED AT THE TIME OF AN ABSTRACT OF TITLE OR TITLE SEARCH, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE FIELD SURVEY AND RECORD OR AS-BUILT DRAWINGS PROVIDED TO ROBERTS ENGINEERING GROUP, LLC.
- LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON; WHEREAS ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PREPARATION OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES LOCATION SERVICE AT 1-800-242-1776 SHALL BE CONTACTED AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES, IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS.
- ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS, ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- HORIZONTAL DATUM BASED UPON GPS OBSERVATIONS (NAD 83).
- VERTICAL DATUM BASED UPON GPS OBSERVATIONS (NAVD 88) BENCHMARKS AS SHOWN.

**CONSTRUCTION NOTES:**

- EXISTING ASPHALT AND CONCRETE DRIVEWAYS TO BE SAW CUT AS NECESSARY. NO SEPARATE PAYMENT.
- ALL UTILITY VALVE BOXES, MANHOLES, CASTING, COVERS, CONTROL BOXES, ETC. WITHIN THE PROJECT AREA SHALL BE RESET AS REQUIRED.
- ANY SEDIMENT WASHED, TRACKED OR SPILLED ONTO PAVED SURFACES SHALL BE REMOVED IMMEDIATELY.
- THE TEMPORARY RIDING SURFACE OF ALL TRENCHES SHALL BE COLD PATCHED OR BASE PAVED PRIOR TO VEHICULAR ACCESS.

**ADDITIONAL NOTES:**

- EXACT LOCATION AND EXTENT OF PAVEMENT BASE REPAIRS TO BE DETERMINED IN THE FIELD BY ENGINEER AFTER MILLING OF ROADWAY.
- EXISTING UTILITY INFORMATION SHOWN IS APPROXIMATE AND CONTRACTOR TO FIELD VERIFY THROUGH UTILITY MARK-OUT, TEST HOLES (IF AND WHERE DIRECTED) AND FIELD INVESTIGATION AS LOCATIONS, DEPTHS, SIZE, AND QUANTITIES MAY VARY FROM THAT SHOWN ON PLANS.
- TEMPORARY STOCKPILING ON PAVED SURFACES/ROADWAYS WILL NOT BE PERMITTED.
- CONTRACTOR TO IMMEDIATELY TRUCK OUT EXCAVATED MATERIAL TO A PROPER OFF-SITE DISPOSAL LOCATION. CONTRACTOR TO FOLLOW PROPER DISPOSAL GUIDELINES AS OUTLINED BY THE MERCER COUNTY SOIL CONSERVATION DISTRICT. OFF-SITE DISPOSAL LOCATION TO BE DETERMINED DURING CONSTRUCTION.

**Roberts**  
ENGINEERING GROUP LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28159100

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

**CARMELA ROBERTS, PE**  
LICENSED PROFESSIONAL ENGINEER  
STATE OF NEW JERSEY LIC. No. 24GE03441900

**TED W. PIVOVARNICK, PLS**  
LICENSED PROFESSIONAL LAND SURVEYOR  
STATE OF NEW JERSEY LIC. No. 24GS03586800

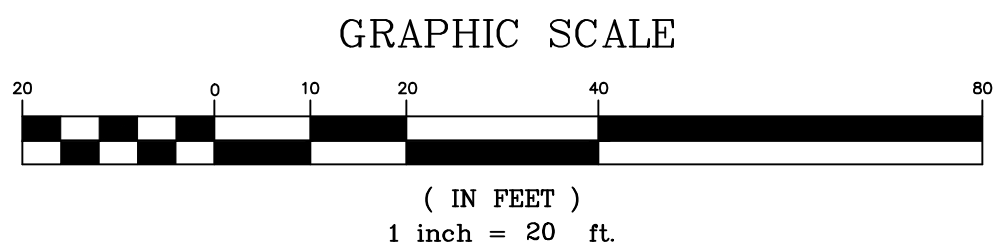
**HAUSSER AVENUE PLAN & PROFILE AND  
SOIL EROSION & SEDIMENT CONTROL PLAN**

**IMPROVEMENTS TO HAUSSER  
AVENUE, BENNETT PLACE, AND  
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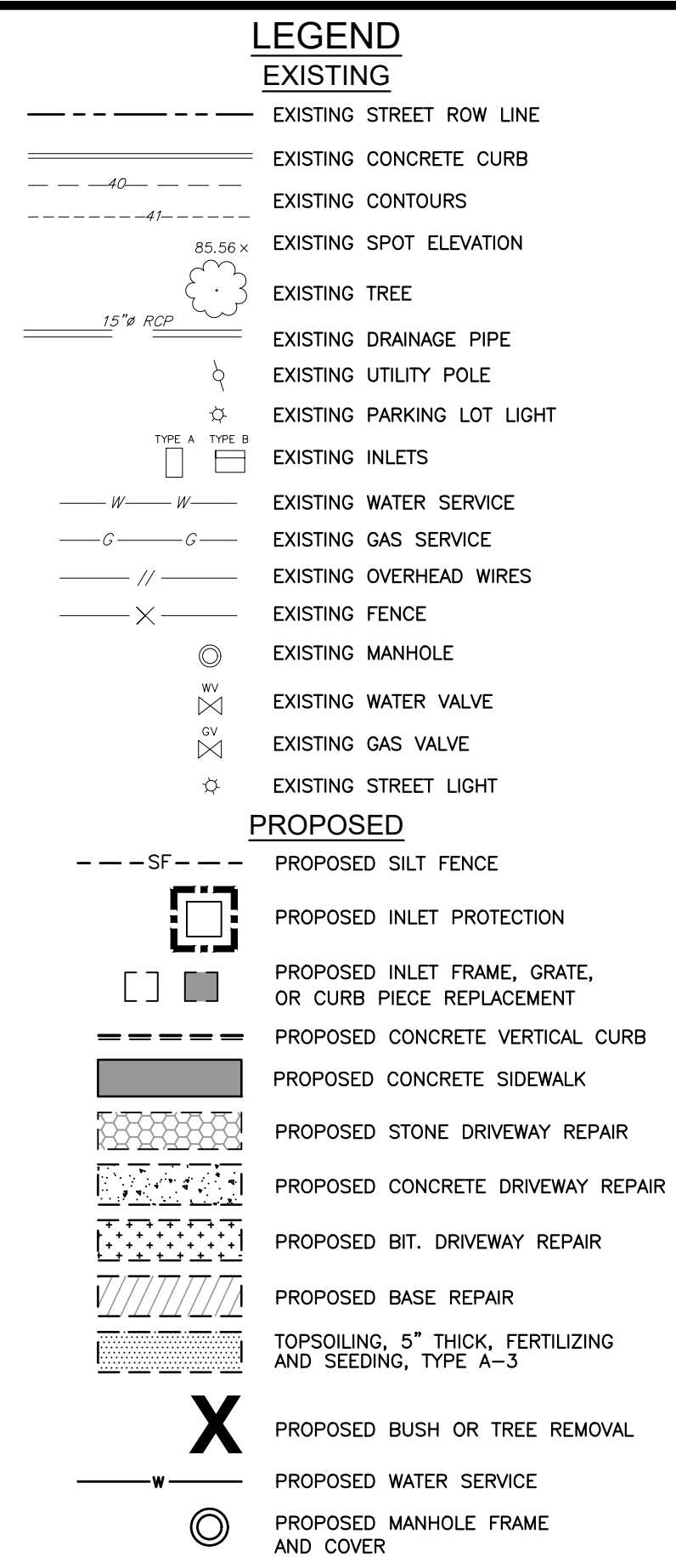
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

FILE NO.	DESIGNED BY:
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JA	CC
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SHEET No.	

5 OF 15

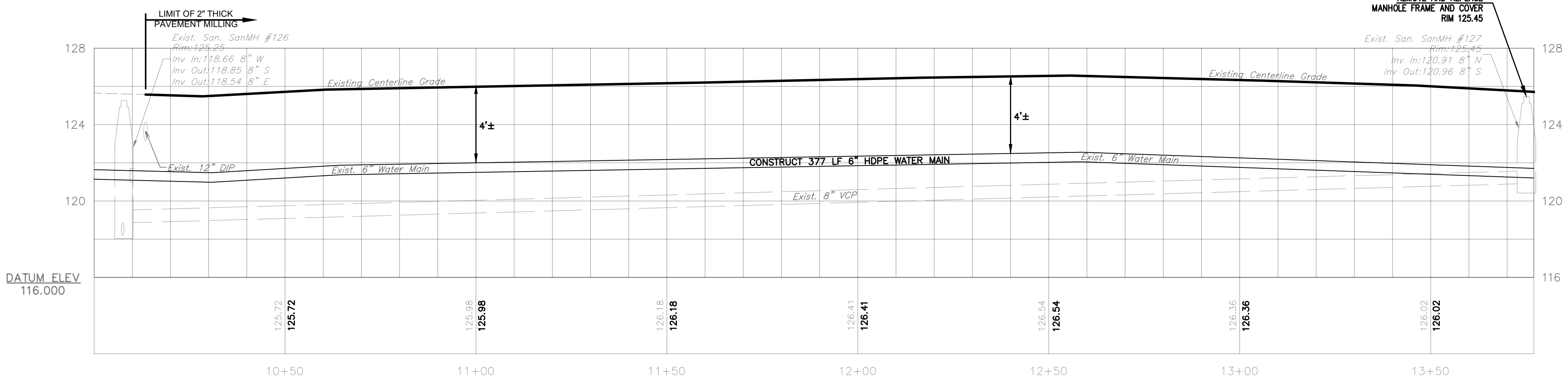


NO.	DATE	REVISIONS	BY	CHECKED




CONSTRUCT (STA 10+00 TO STA 13+77):

1400	SY	HMA MILLING, 3" OR LESS	
190	TON	HOT MIX ASPHALT 9.5M64	SURFACE COURSE, 2" THICK
130	TON	HOT MIX ASPHALT 9.5M64	LEVELING COURSE, VARIABLE THICKNESS
125	GAL	TACK COAT	
30	SY	HMA PAVEMENT REPAIR	
150	SY	FERTILIZING AND SEEDING, TYPE A-3	
150	SY	TOPSOIL SPREADING, 5" THICK	



GRAPHIC SCALE

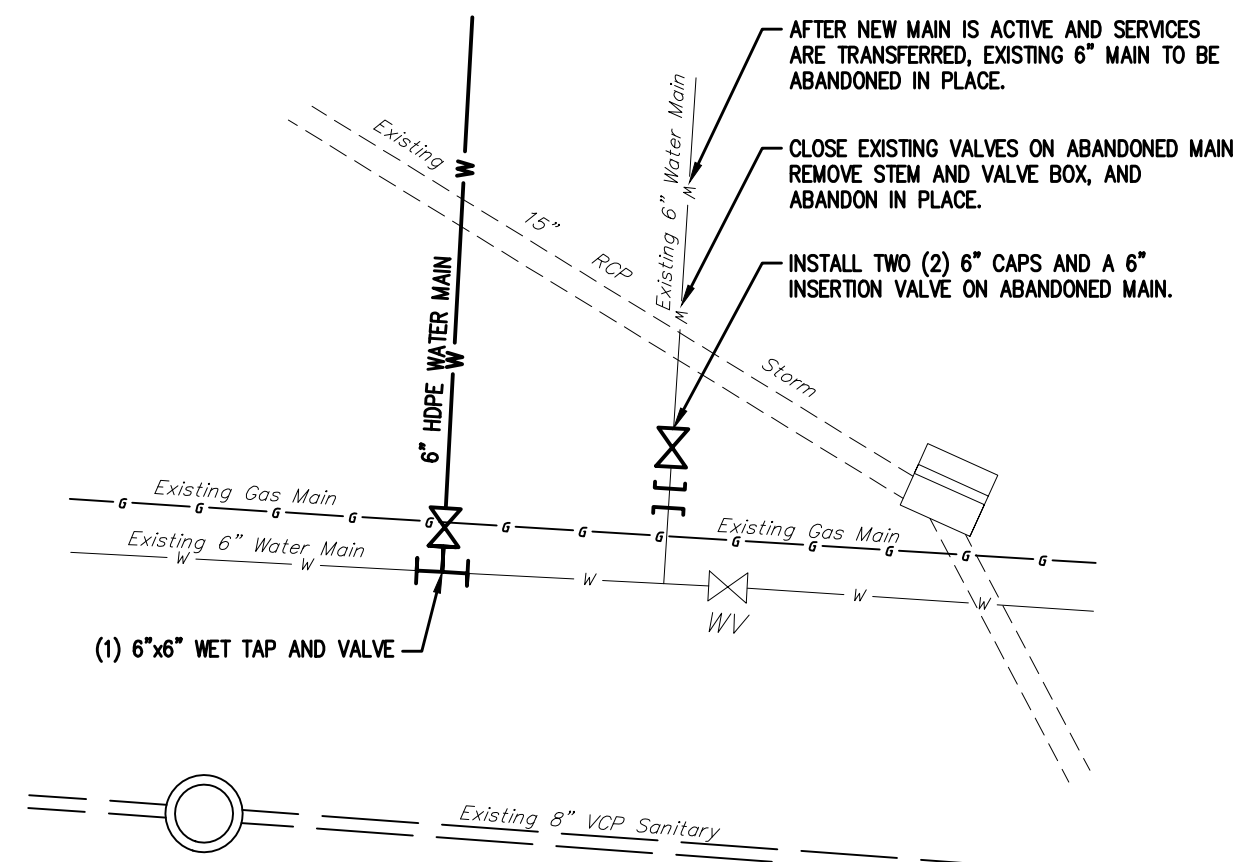
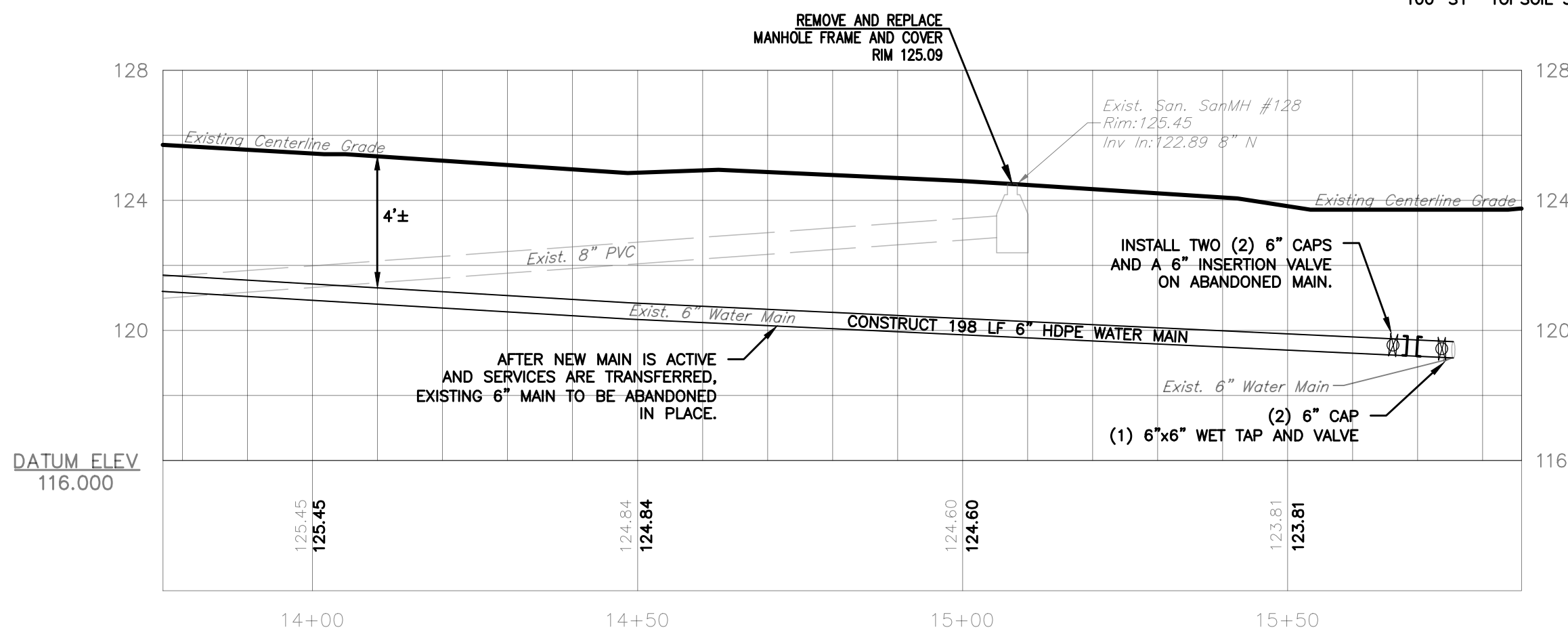
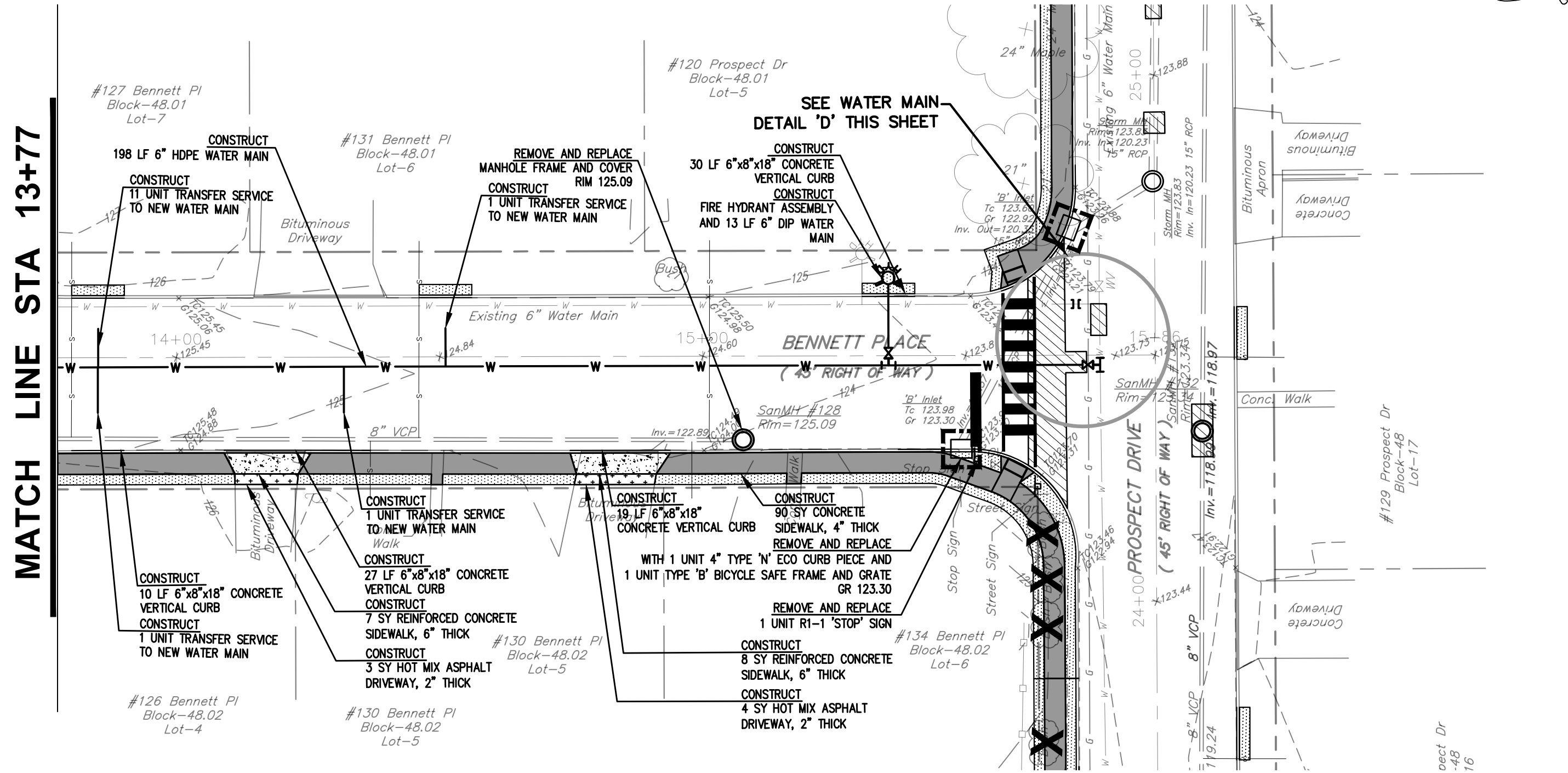


( IN FEET )  
1 inch = 20 ft.

**TED W. PIVOVARNICK, PLS**  
LICENSED PROFESSIONAL LAND SURVEYOR  
STATE OF NEW JERSEY LIC. No. 24GS03586800

FILE No.: H1802	DESIGNED BY: CC
DRAWN BY: JA	CHECKED BY: CC
DATE: 4/13/2022	
SCALE: 1"=20'	
DWG. No.:PP3	
SHEET No.	



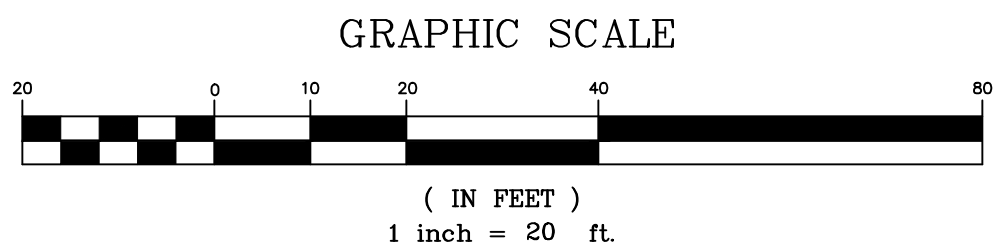


- LEGEND
- EXISTING
- EXISTING STREET ROW LINE
  - EXISTING CONCRETE CURB
  - EXISTING CONTOURS
  - EXISTING SPOT ELEVATION
  - EXISTING TREE
  - EXISTING DRAINAGE PIPE
  - EXISTING UTILITY POLE
  - EXISTING PARKING LOT LIGHT
  - EXISTING INLETS
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  - EXISTING GAS SERVICE
  - EXISTING OVERHEAD WIRES
  - EXISTING FENCE
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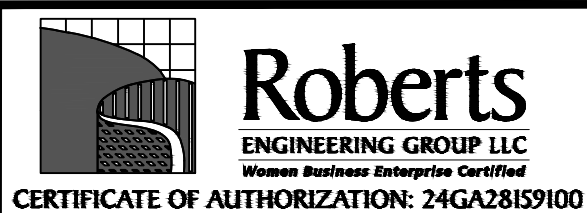
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NO.	DATE	REVISIONS	BY	CHECKED
1	9/21/21	REVISE PER NJDOT COMMENTS DATED SEPTEMBER 17, 2021.	KP	CC

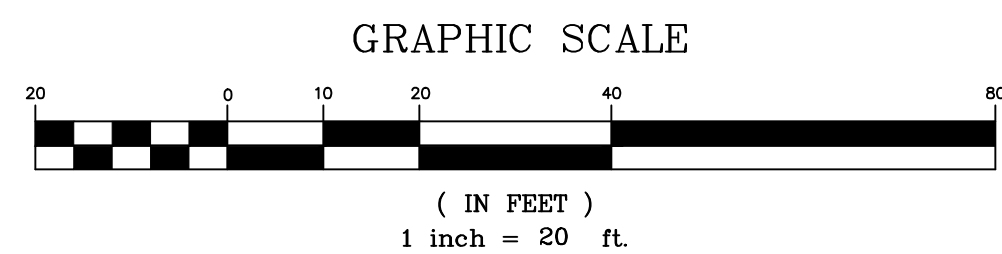
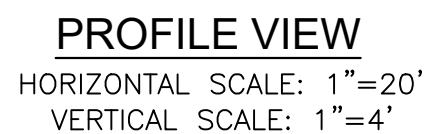
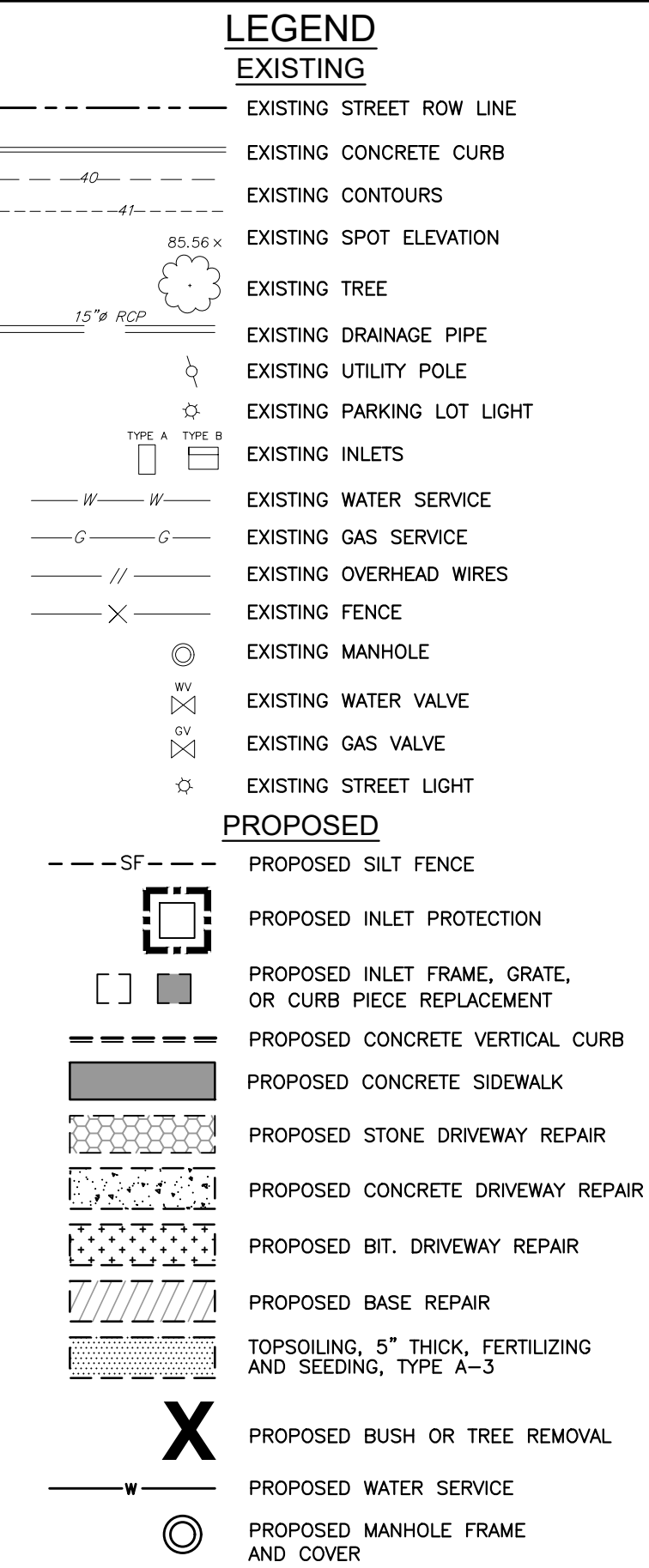


CARMELA ROBERTS, PE  
LICENSED PROFESSIONAL ENGINEER  
STATE OF NEW JERSEY LIC. No. 24GE03441900


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LICENSED PROFESSIONAL LAND SURVEYOR  
STATE OF NEW JERSEY LIC. No. 24GS03586800

BENNETT PLACE PLAN & PROFILE AND SOIL EROSION & SEDIMENT CONTROL PLAN	
IMPROVEMENTS TO HAUSSER AVENUE, BENNETT PLACE, AND PROSPECT DRIVE	
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY	
FILE NO.: H1802 DRAWN BY: JA DATE: 4/13/2022 SCALE: 1"=20' DWG. No.: PP4 SHEET No.	DESIGNED BY: CC CHECKED BY: CC 7 OF 15



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NO.	DATE	REVISIONS	BY CHECKED



**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*  
CERTIFICATE OF AUTHORIZATION: 24GA28159100

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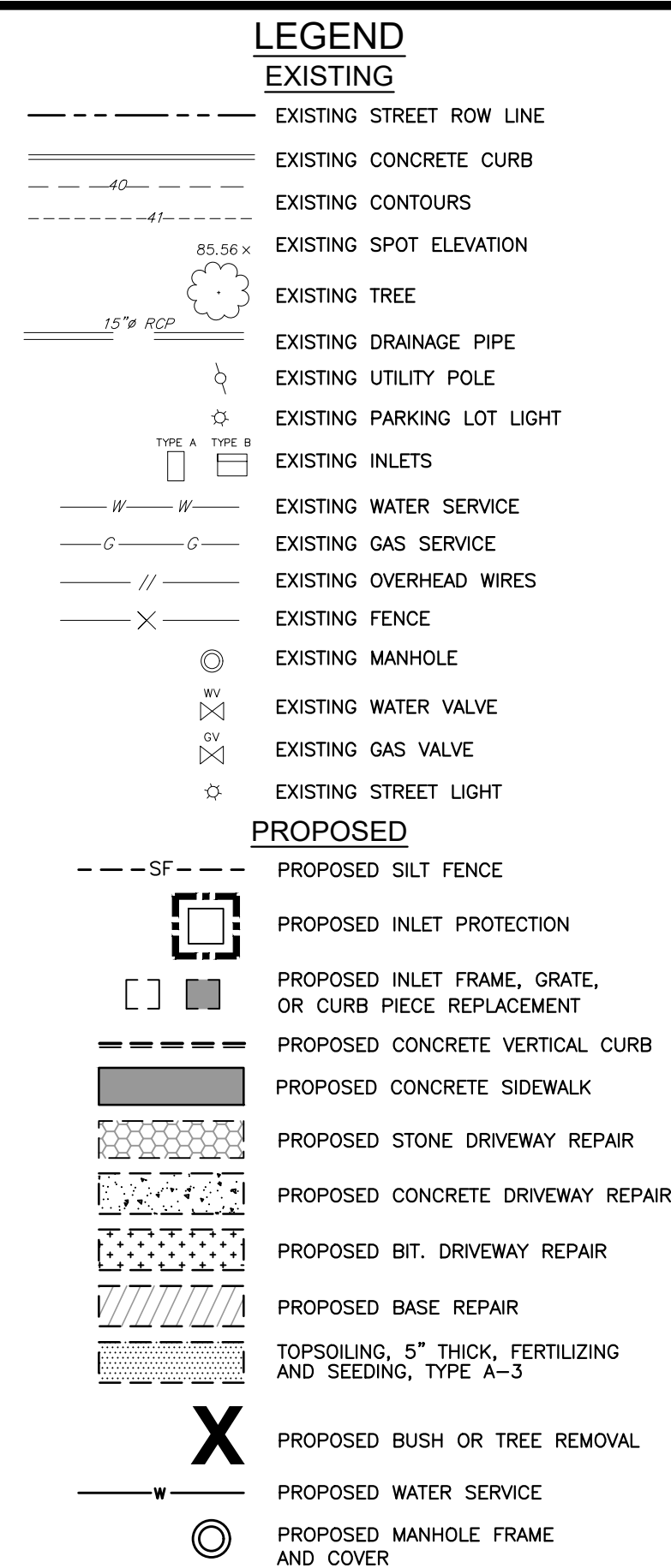
**CARMELA ROBERTS, PE**  
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**TED W. PIVOVARNICK, PLS**  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 STATE OF NEW JERSEY LIC. No. 24GS03586800

PROSPECT DRIVE PLAN & PROFILE AND SOIL EROSION & SEDIMENT CONTROL PLAN		FILE NO. H1802	DESIGNED BY CC
IMPROVEMENTS TO HAUSSER AVENUE, BENNETT PLACE, AND PROSPECT DRIVE		DRAWN BY CC	CHECKED BY CC
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY		DATE: 4/13/2022	
		SCALE: 1" = 20'	
		DWG. No.: PP5	
		SHEET No.	

L:\06Files - Roberts\Hightstown\H1802 - Improvements to Haussier Avenue, Bennett Place, and Prospect Drive.dwg

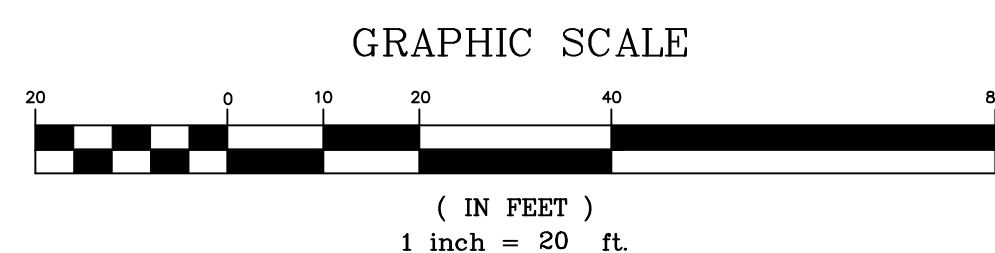





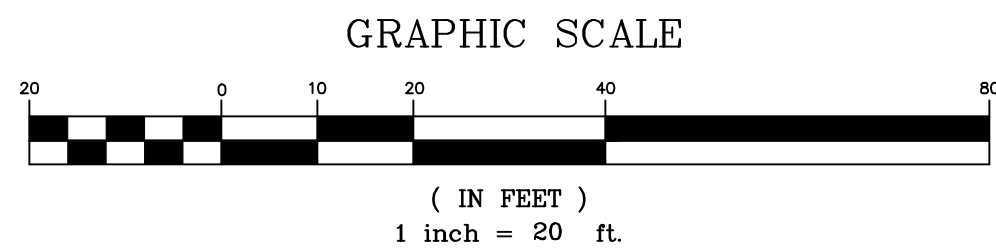
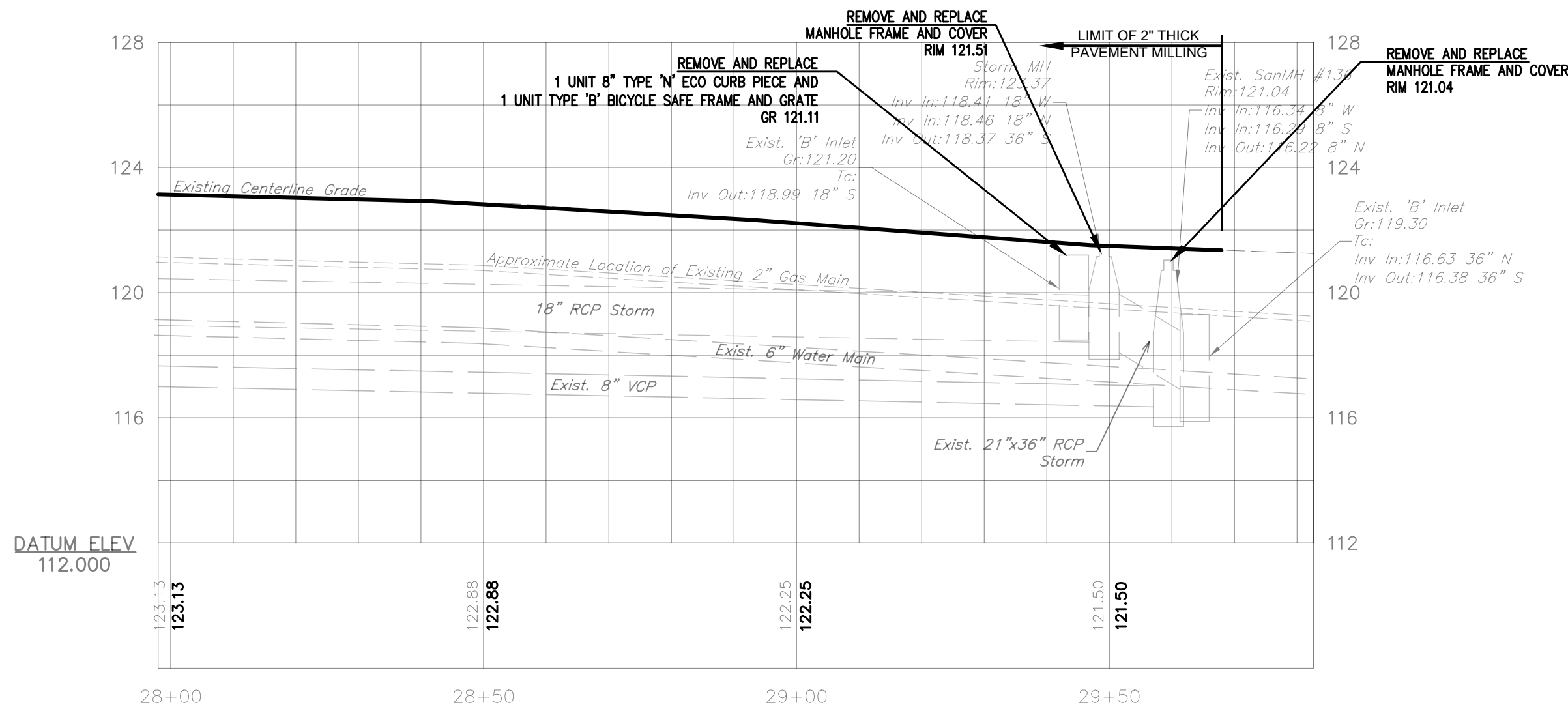
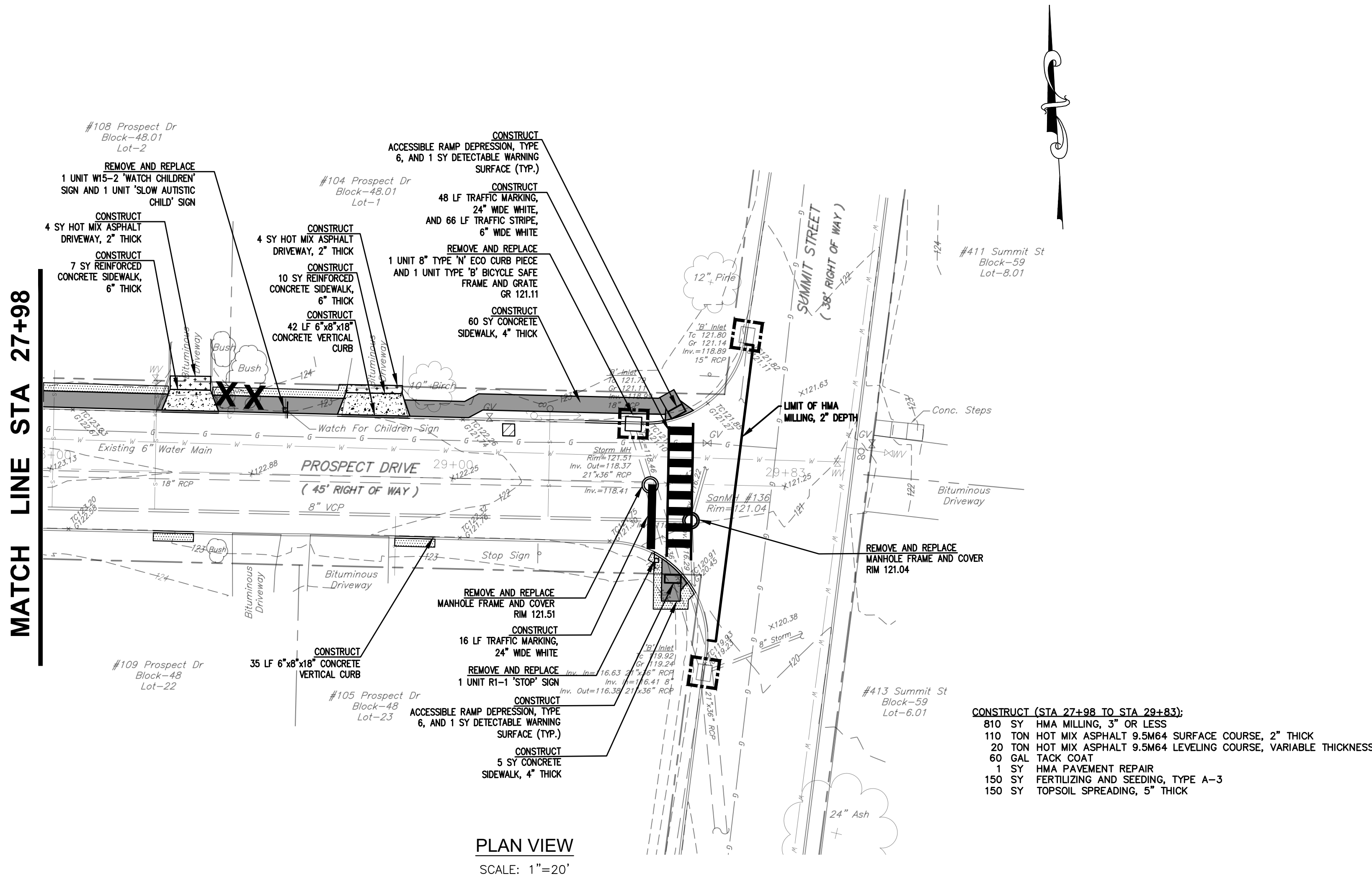
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- EXISTING
- EXISTING STREET ROW LINE
  - EXISTING CONCRETE CURB
  - EXISTING CONTOURS
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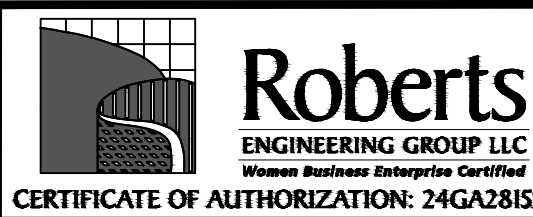
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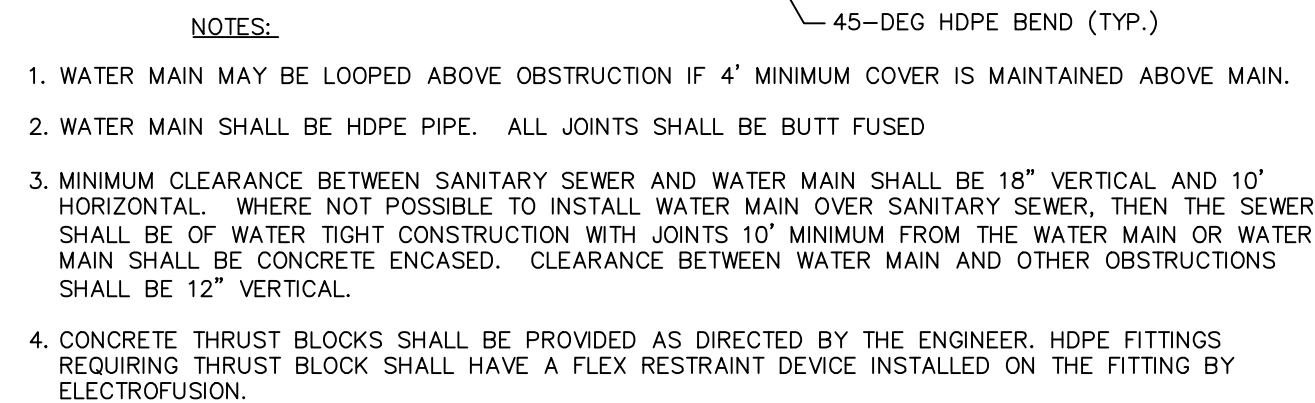
PROSPECT DRIVE PLAN & PROFILE AND  
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IMPROVEMENTS TO HAUSSER  
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FILE NO: H1802 DESIGNED BY: CS  
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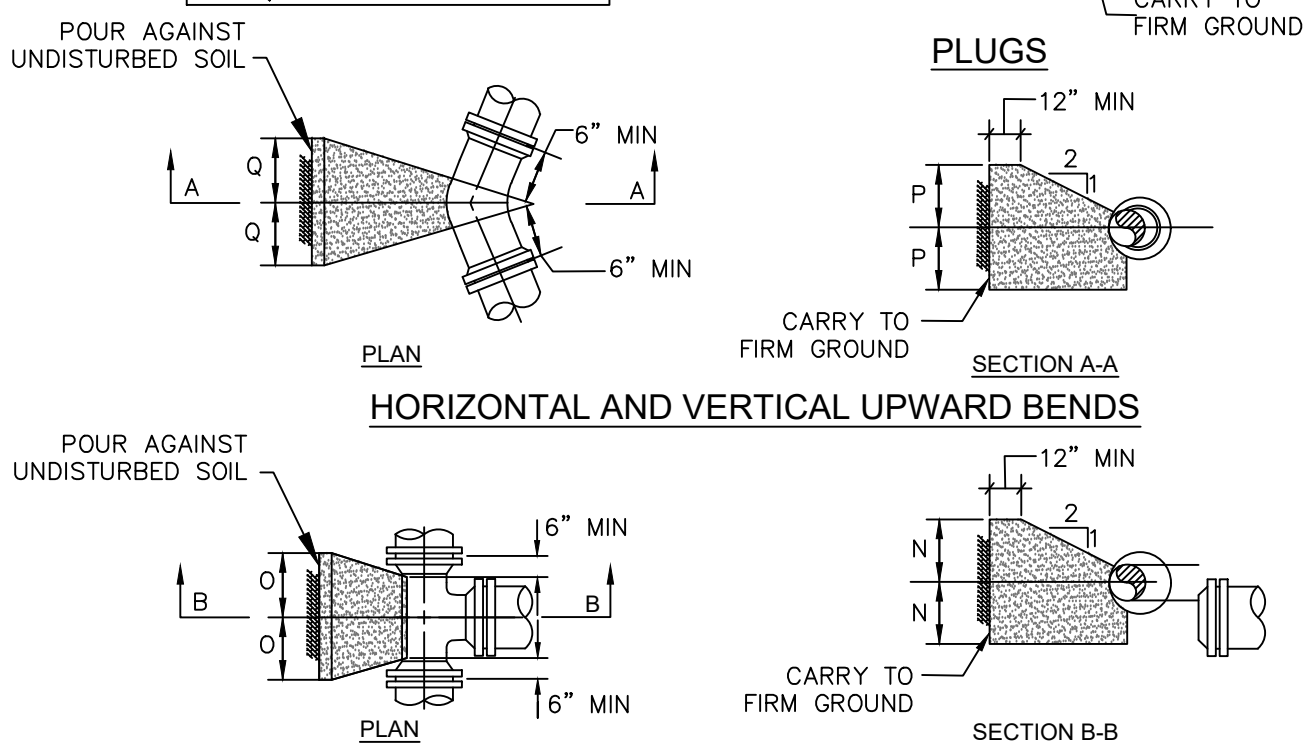




The figure contains two technical drawings of the pile cap:

- ELEVATION:** A side view of the pile cap. It shows a trapezoidal shape with a top width of 6" and a bottom width of 4" MIN. Two piles are shown passing through the cap, secured with nuts and washers. Arrows labeled 'C' indicate the direction of the section cut. A label 'CARRY TO FIRM GROUND' points to the base of the cap.
- SECTION C-C:** A cross-sectional view of the pile cap. It shows the cap's profile with a minimum height of 3" MIN. Two anchor straps are shown at the top, with a diameter of DIA / 2. A label 'SHAPE & LOCATION TO SUIT FIELD TO SUIT FIELD CONDITIONS' points to the cap's profile.

ANCHOR SCHEDULE FOR VERTICAL DOWNWARD BENDS	
SIZE	STRAP SIZE
6" Ø	#4 BAR
8" Ø	#5 BAR
12" Ø	#7 BAR
16" Ø	2" X 1/2" FLAT



\* MIN. CONC. ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION.

NOTE:  
THRU BLOCKS DESIGNED FOR 150 LB PER SQ. IN. TEST PRESSURE  
& 200 LB PER SQ. FT. SOIL PRESSURE

NOTE:

CONCRETE THRUST BLOCKS SHALL NOT BE BACKFILLED UN  
APPROVED BY THE ENGINEER.  
POURED CONCRETE THRUST BLOCKS MUST BE ALLOWED TO  
BECOME STABLE PRIOR TO BACKFILLING AND COMPACTION.

1" CORPORATION STOP MUELLER NO. H 15008 OR APPROVED EQUAL

NOTE: THE SERVICE LINE SHALL BE INSTALLED FROM THE CORPORATION STOP TO THE CURB VALVE USING ONE CONTINUOUS PIECE OF TUBING; THAT IS, NO UNIONS SHALL BE INSTALLED ON THE SERVICE LINE BETWEEN THE CORPORATION STOP TO THE NEW CURB VALVE. TRACER WIRE/RIBBON IS TO BE INSTALLED APPROXIMATELY 18-INCHES ABOVE SERVICE PIPING.

HDPE WATER MAIN

45°

ELECTROFUSION SADDLE WITH THREADED BRASS OUTLET

SERVICE PIPE - CROSSLINKED POLYETHYLENE PIPE

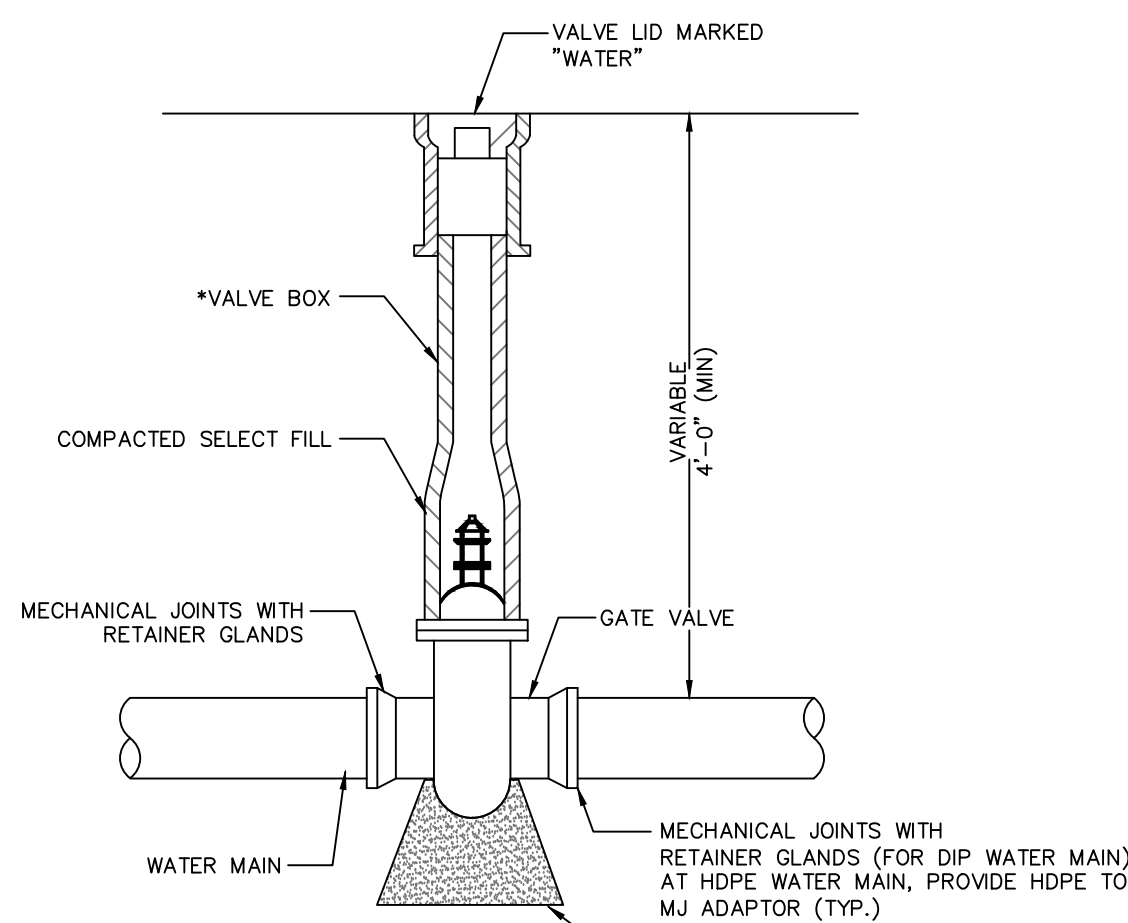
CURB VALVE MUELLER CAT. NO. H15209N OR H15172N (FOR GALVANIZED PIPE) OR APPROVED EQUAL.

TO METER

**WATER CONNECTION DETAIL**

N.T.S.

1. HYDRANT SHALL BE MUELLER CENTRITION A423 (OR APPROVED EQUAL), 5 1/2 BARREL IN ACCORDANCE W/ ANSI/AWWA C502.
2. STANDPIPE (BREAK - AWAY COUPLING SHALL NOT EXCEED A MAXIMUM OF 5 INCHES FROM THE TOP OF THE CURB TO THE BOTTOM OF THE COUPLING.
3. THE DRAIN VALVE SHALL BE CLEAR OF ANY OBSTRUCTIONS, AND 3" CLEAN GRAVEL BE PLACED FROM THE BOTTOM TO THE HYDRANT TO A POINT 4" ABOVE THE DRAIN VALVE FOR PROPER DRAINAGE.
4. BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH DETAIL.
5. MUELLER IRON HAND CLOSE SUPERSEAL RESILIENT WEDGE VALVE
6. 6" DUCTILE IRON CEMENT LINED PIPE PRESSURE CLASS 350
7. 2" DIAMETER THE ROD WITH BOLTS - 2 REQUIRED (SEE VIEW SHOWN) - SEE VALVE BOX INSTALLATION DETAIL. JOINT RESTRAINT RETAINER GLAND MAY BE USED IN PLACE OF THE RODS.



1. VALVE BOX TO BE SET PLUMB.
2. VALVE BOX TO BE TYPE 5 1/2" ADJUSTABLE "BUFFALO STYLE" CAST IRON AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUIVALENT.
3. VALVE BOX SHALL BE FREE OF DIRT, ASPHALT AND ALL OTHER DEBRIS
4. VALVE BOX LID SHALL BE MARKED WATER.

Diagram illustrating the cross-section of a pipe installation, showing the layers and dimensions:

- Topsoil and Seed:** 5" TOPSOIL & SEED PER SPECIFICATIONS
- Match Existing Grade:** MATCH EXIST. GRADE
- Final Backfill:** FINAL BACKFILL
- Aggregate:** -N.J.DOT SOIL AGGREGATE, E-1-5 (3/4" ROAD STONE)
- Native Material:** ACTION 95% OR APPROVED NATIVE MATERIAL
- Dimensions:**
  - O.D. + 2'-0" MAX.
  - O.D. + 1'-0" MIN.
  - 4' MIN.
  - 6" MIN.
  - PIPE DIA. /4, 6" MIN.
- Subgrade:** UNDISTURBED SUBGRADE
- Note:** NOTE:

**NOTE:**  
1. THE COST OF NATIVE MATERIAL REMOVAL, EXCAVATION, PREPARATION, STONE BEDDING, BACKFILL, COMPACTION, 5" TOPSOIL, FERTILIZER, SEED, MULCH, AND ALL ELSE NECESSARY SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE WATER MAIN AND SERVICES.

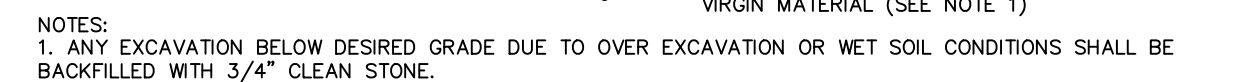
Diagram illustrating the installation of a new insertion valve into an existing water main.

**Plan View:** Shows the valve being inserted into the existing pipe. The distance from the curb box to the valve is 16" MIN. The curb box is labeled "CURB BOX MUELLER CAT. NO. H-10314 OR APPROVED EQUAL". The pavement is labeled "PAVEMENT". The finished grade is indicated.

**Elevation View:** Shows the valve being inserted into the pipe. The valve is labeled "NEW INSERTION VALVE". The valve is supported by "MASONRY SUPPORT BLOCKS". The distance from the valve to the support block is 6".

**INSERTION VALVE DETAIL**

### CONCRETE ENCASEMENT DETAIL



2. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20' AT AND ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, CONFORMING TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTION JOINTS SHALL BE PROVIDED EVERY 10'. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF THE CONCRETE CURB.

3. CURB SHALL BE TEMPORARILY BACKFILLED TO FINISHED GRADE WITH SOIL BEHIND AND STONE ON THE ROAD SIDE AS SOON AS IT HAS ATTAINED SUFFICIENT SUPPORTING STRENGTH OR WITHIN 24 HOURS OF POURING (WHICHEVER IS LESS).

4. WHEN NEW CURB IS INSTALLED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT 2 FEET IN FRONT OF THE NEW CURB FACE IN A STRAIGHT LINE AT A 45 DEGREE ANGLE WITH A CUTTING WHEEL OR PNEUMATIC HAMMER. THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO THE EXISTING PAVEMENT, IN ACCORDANCE WITH PAVEMENT WIDENING DETAIL.

5. FACE FORMING MAY BE USED IF CONTRACTOR CAN DEMSTRATE TO ENGINEER THAT UNDERMINING OF PAYMENT WILL NOT OCCUR AND FURTHER SUBJECT TO APPROVAL BY COUNTY ENGINEER OR COUNTY ROADS. HOWEVER, THE UNIT PRICE BID FOR CURB SHALL INCLUDE 2' MIN. PAVEMENT REPLACEMENT.

**NOTE:**  
1. THE COST OF PAVEMENT REMOVAL, EXCAVATION, PREPARATION, STONE BEDDING, BACKFILL, COMPACTION, AND DENSE-GRADED AGGREGATE (DGA) SUBBASE, AND ALL ELSE NECESSARY SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE WATER MAIN.

2. BACKFILL MUST BE COMPACTED IN STRICT-ADHERENCE TO THE PROJECT SPECIFICATIONS.

4. ALL HDPE WATER MAIN SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED TW, THW, THWN, OR HMWPE INSULATED COPPER, 10 GAUGE OR THICKER WIRE FOR PIPELINE LOCATION PURPOSES BY MEANS OF AN ELECTRONIC LINE TRACER. THE WIRES SHALL BE INSTALLED ALONG THE ENTIRE LENGTH

OF THE PIPE. SECTIONS OF WIRE SHALL BE SPLICED TOGETHER USING APPROVED SPLICE CAPS AND WATERPROOF SEALS. TWISTING THE WIRES TOGETHER IS NOT ACCEPTABLE. TRACER WIRE SHALL BE INSTALLED 18-INCHES ABOVE THE TOP OF THE WATER MAIN AND SHALL BE INSTALLED SIMULTANEOUSLY.

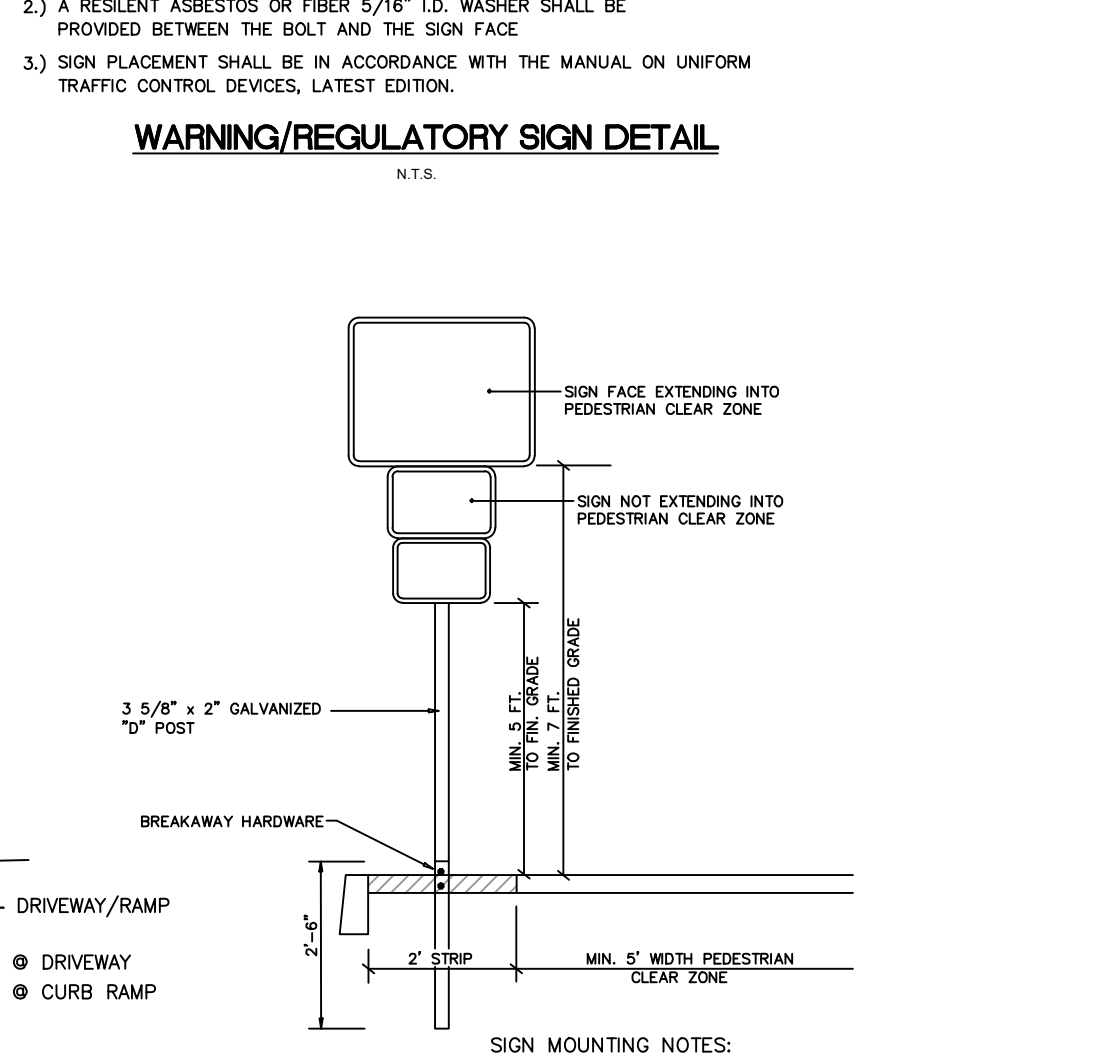
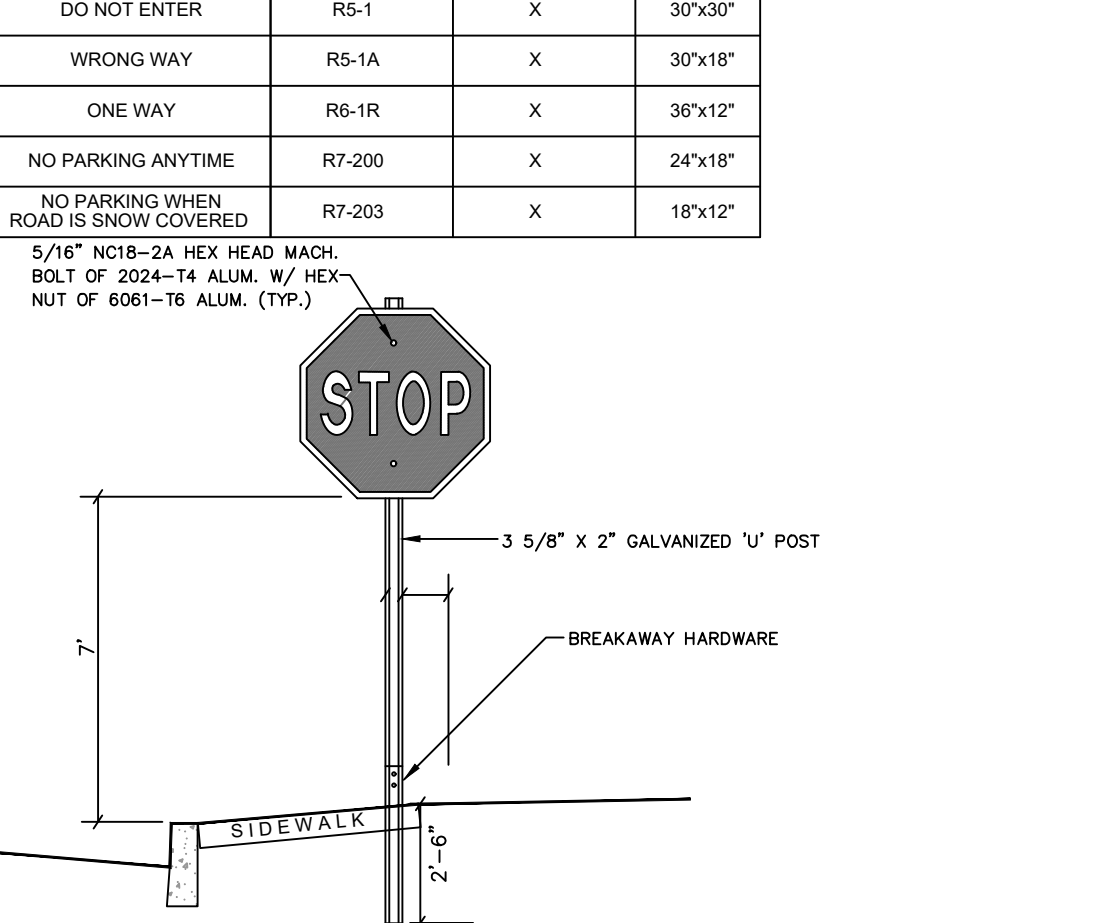
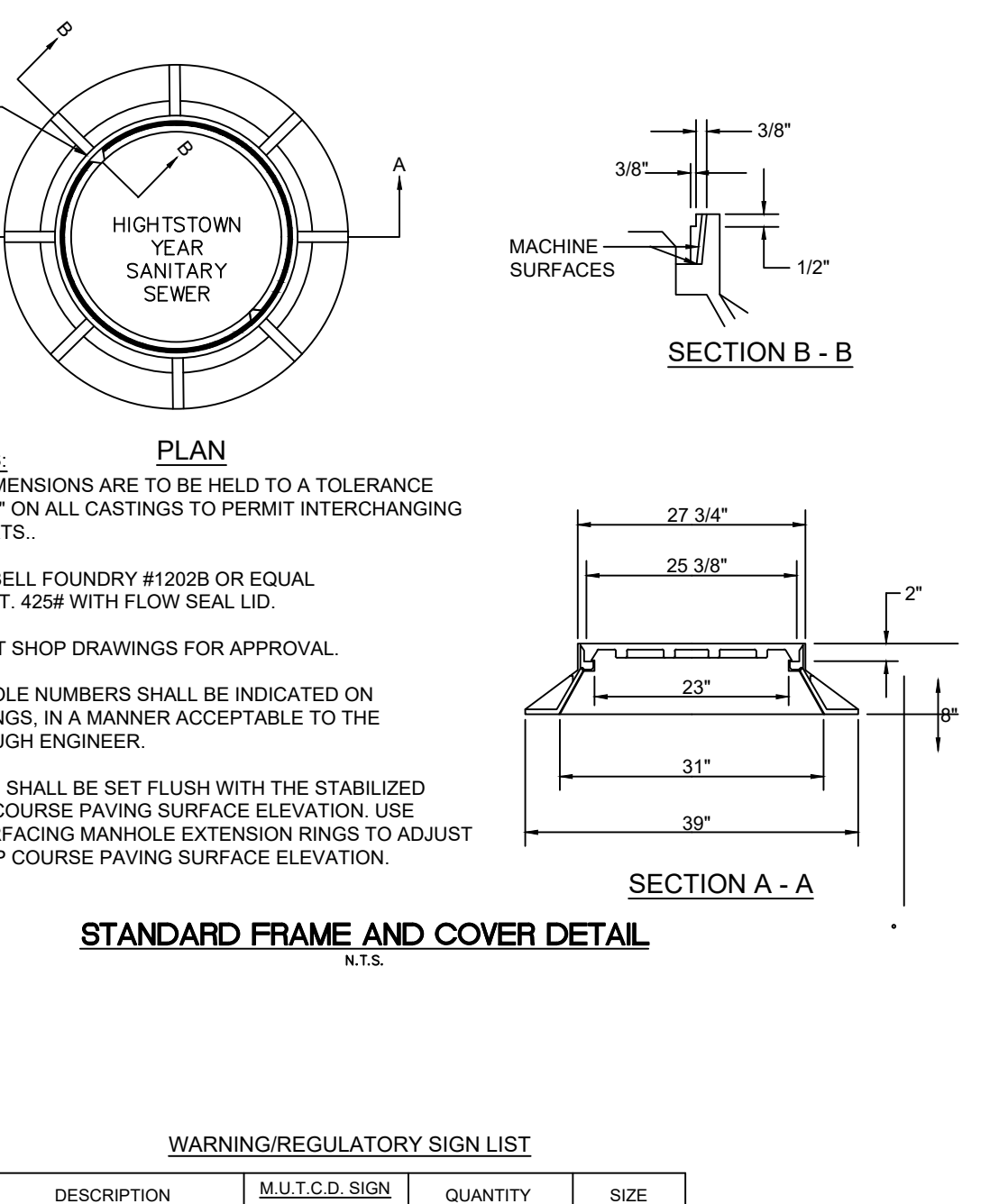
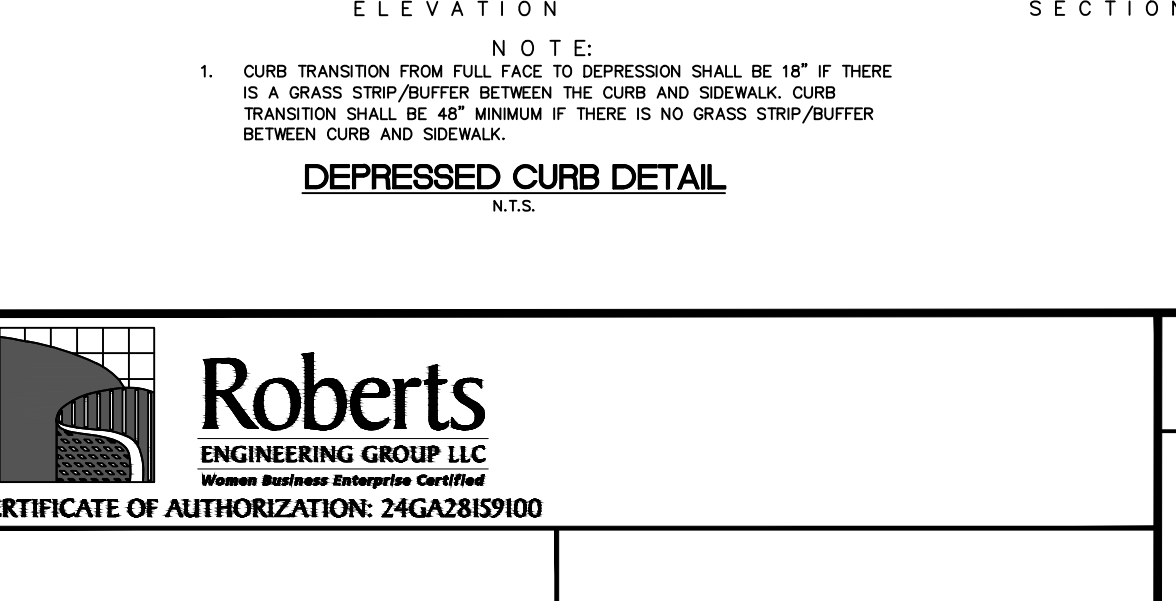
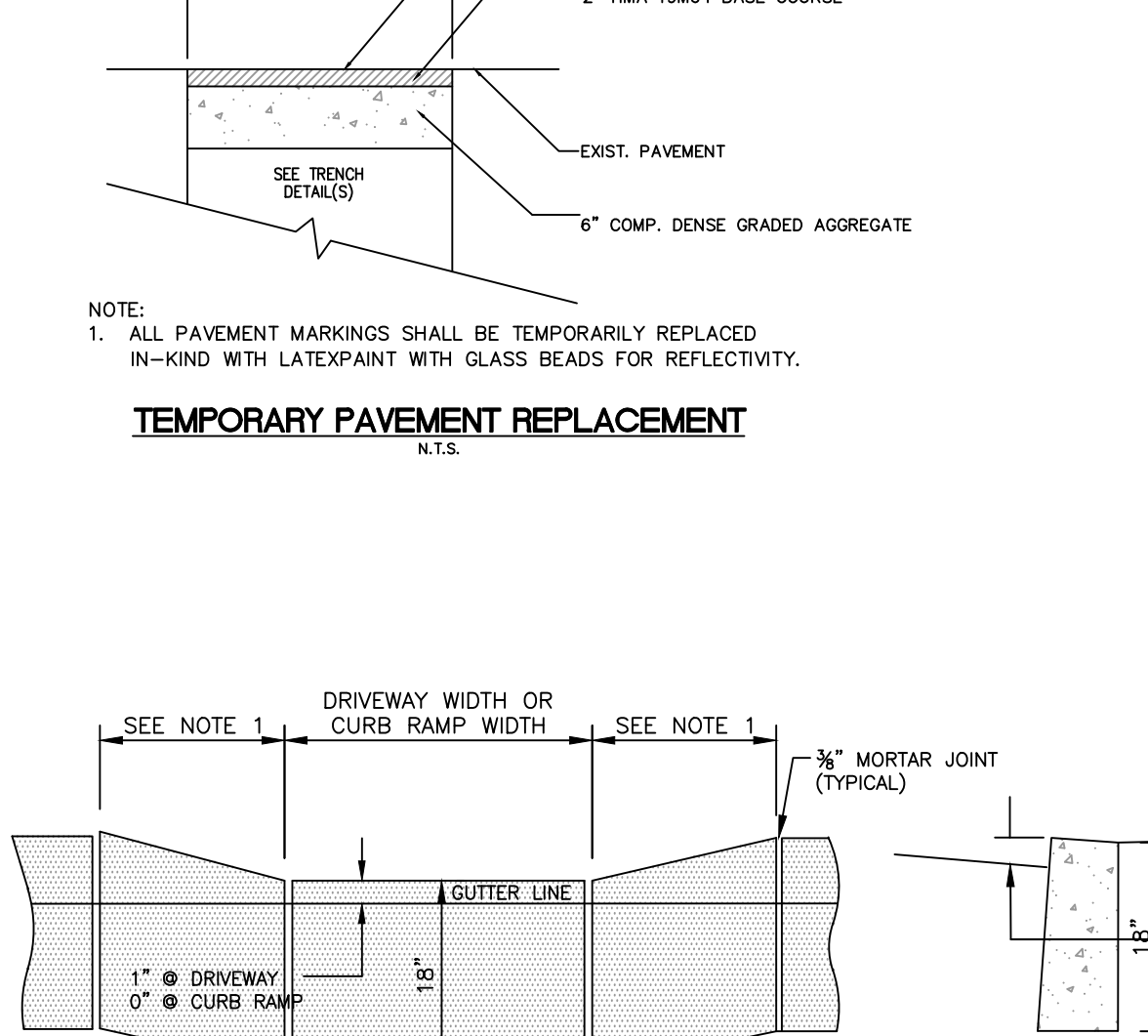
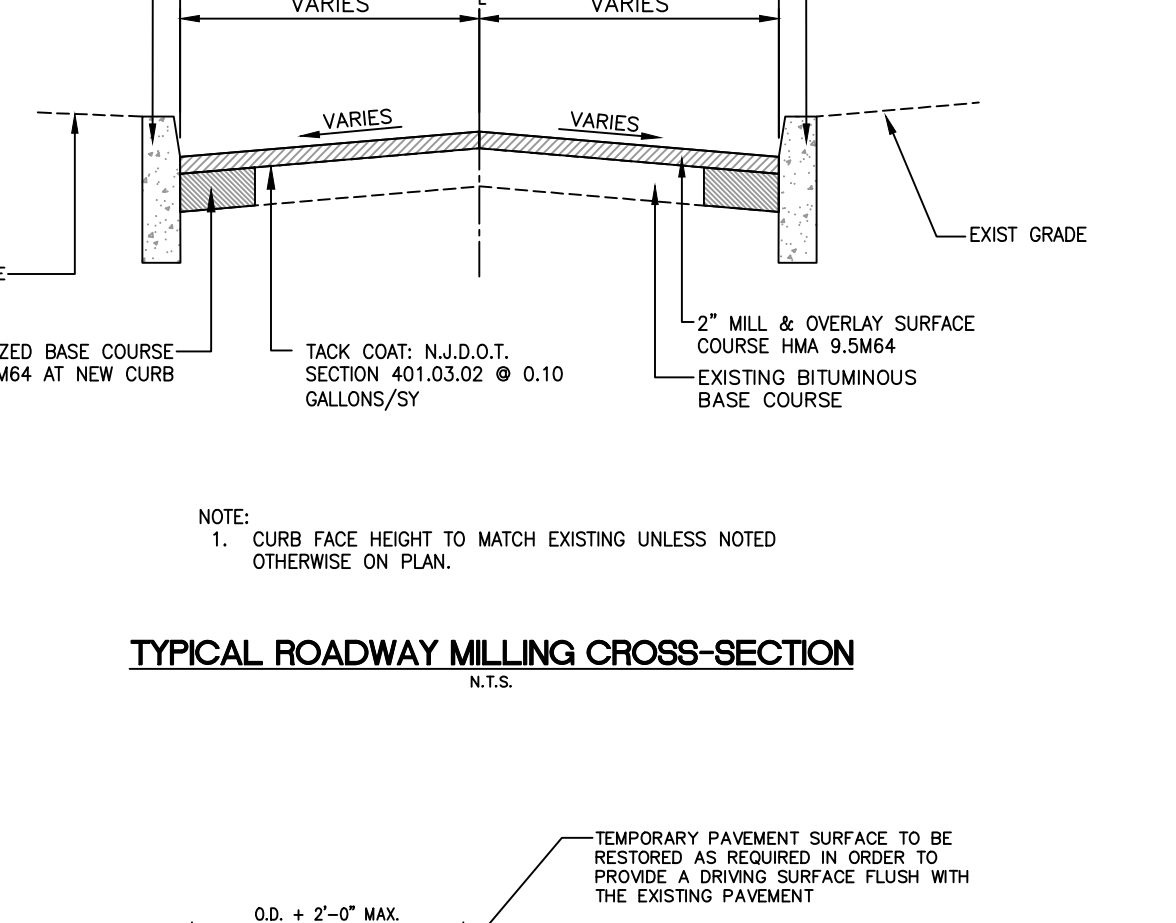
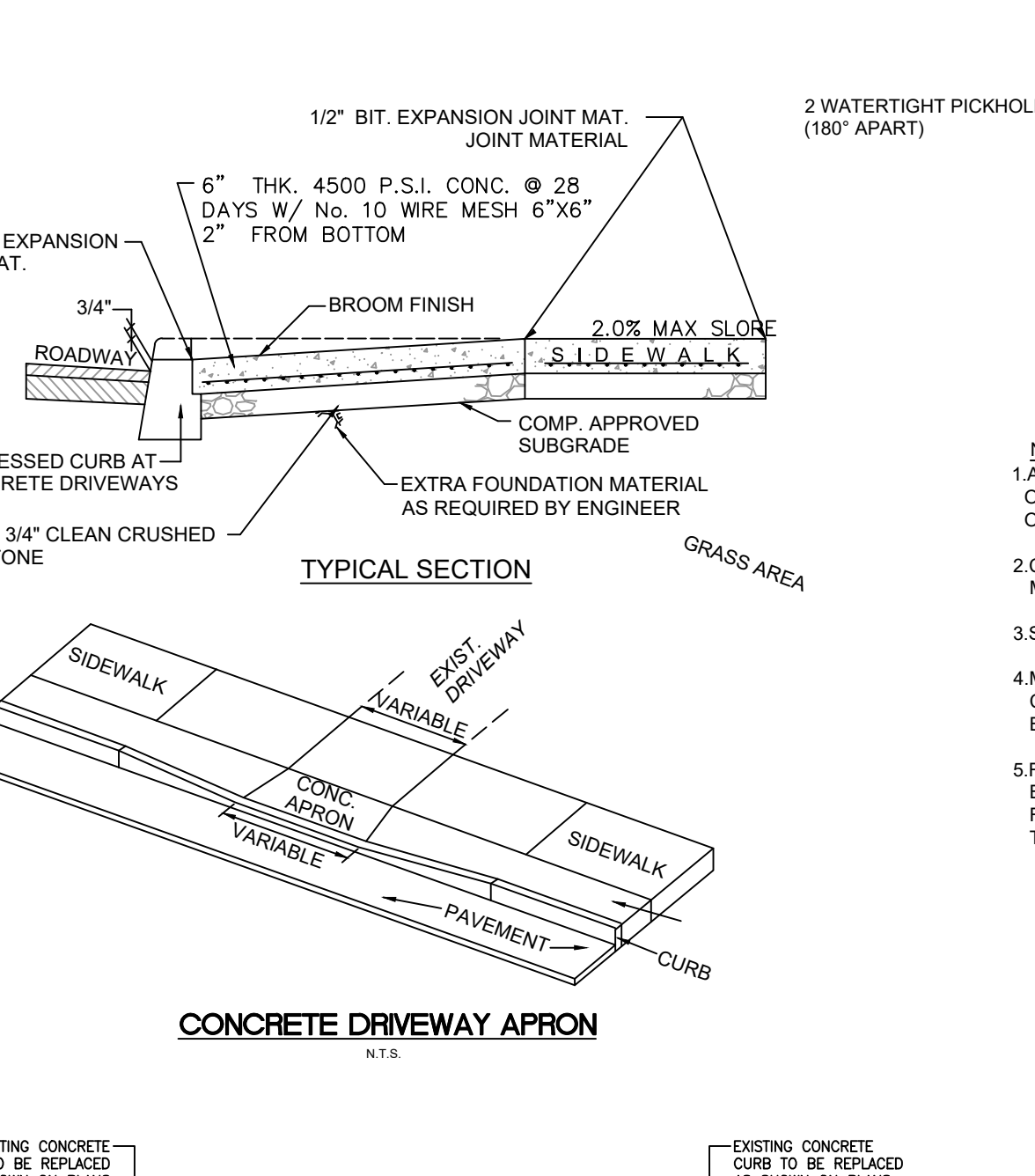
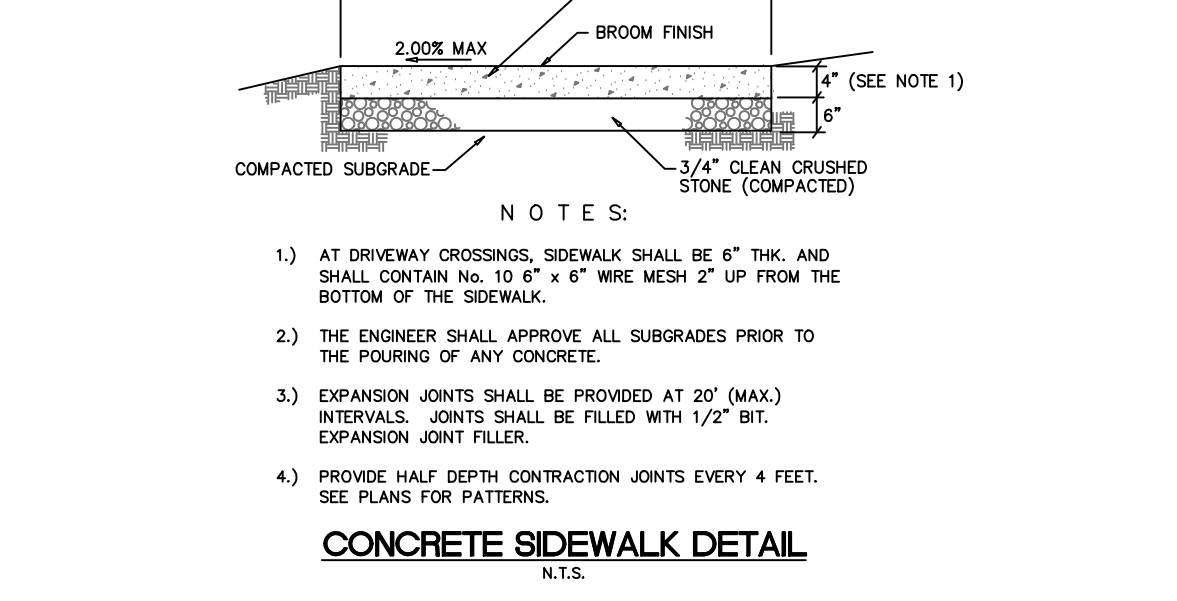
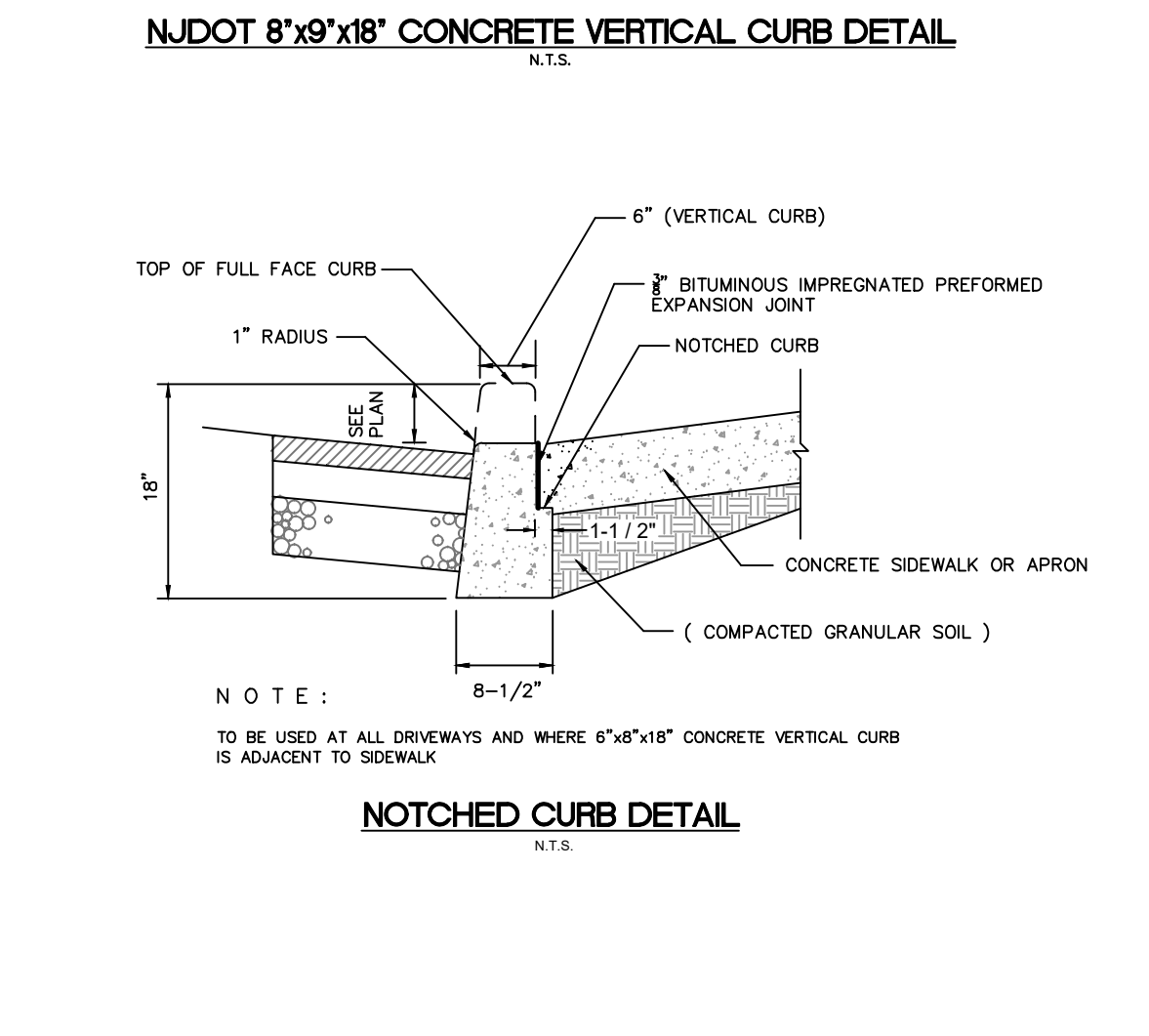
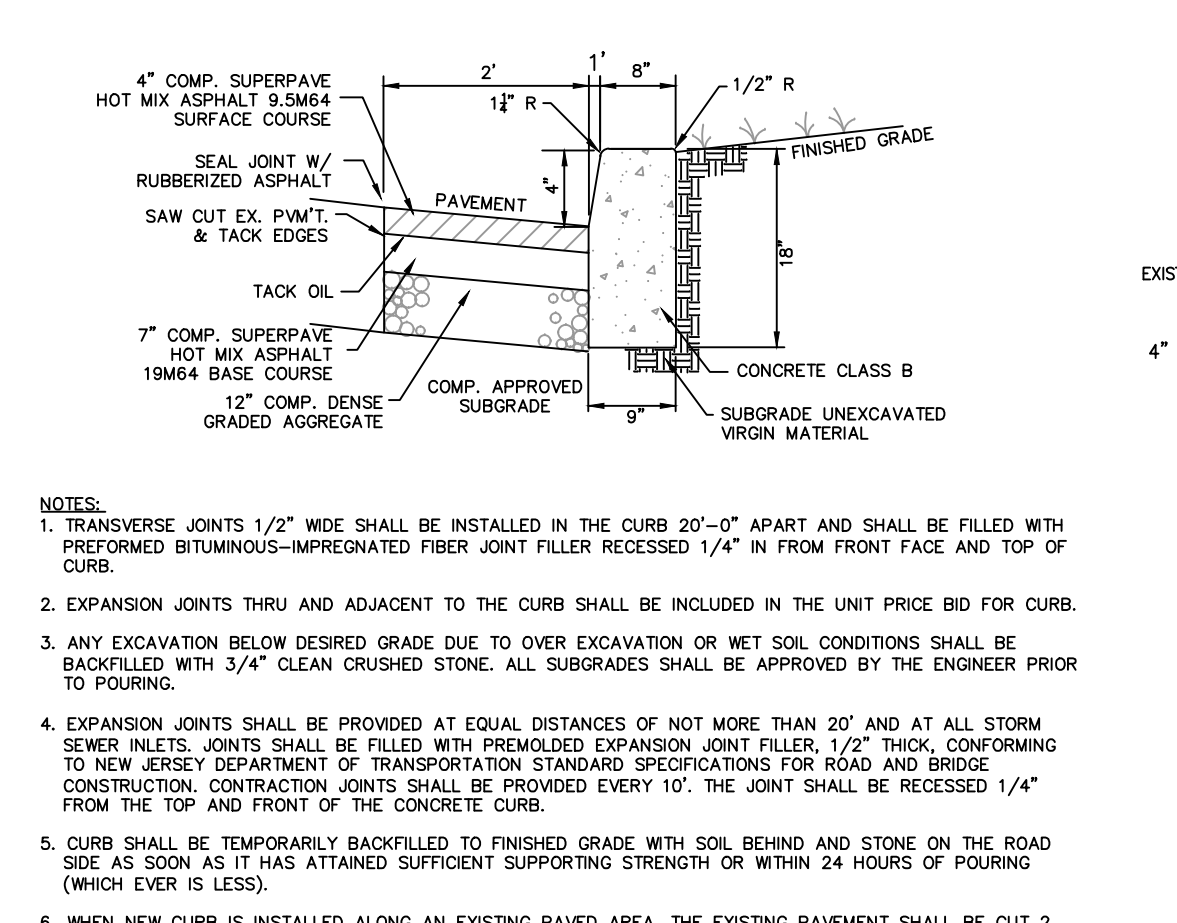
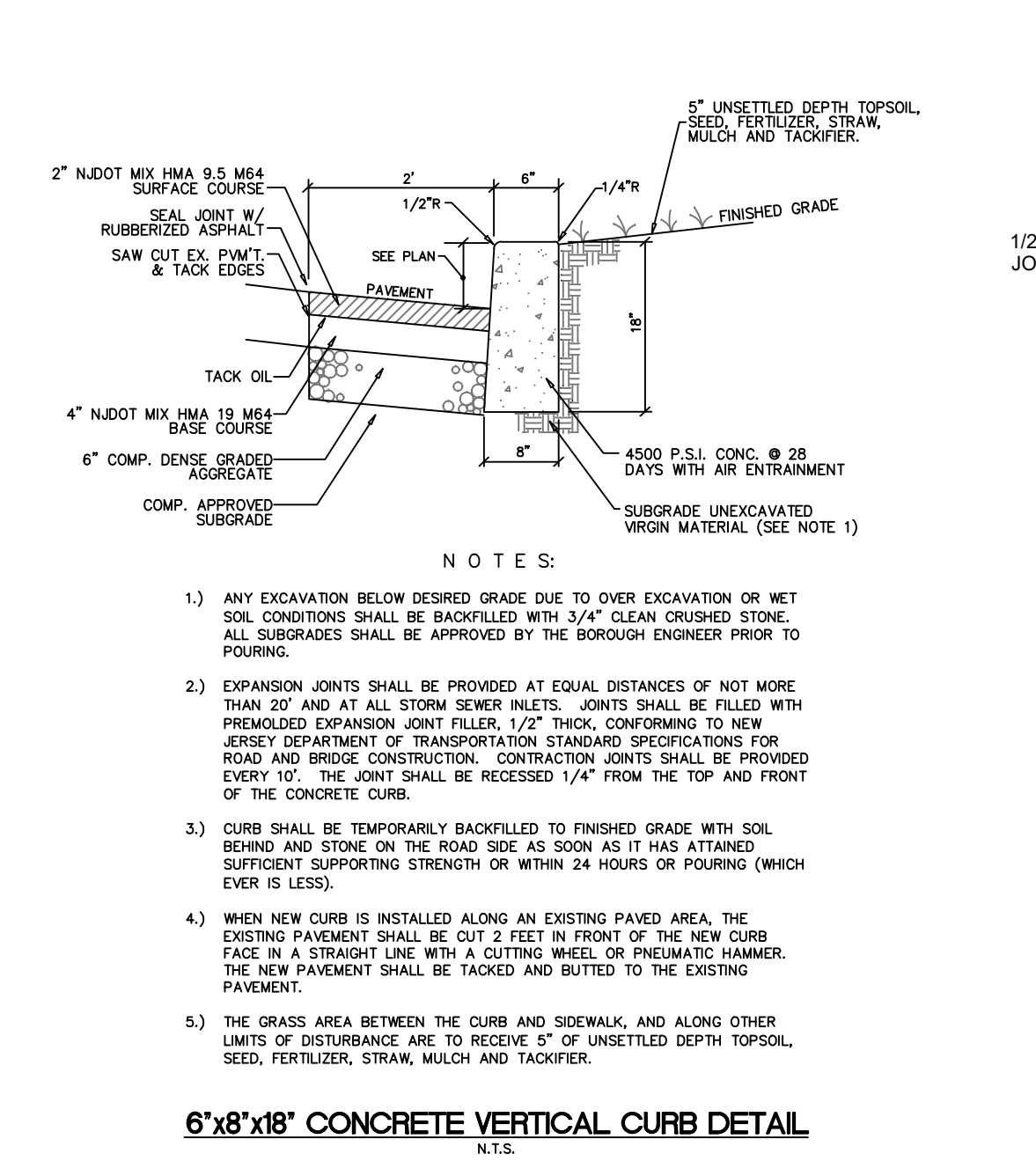
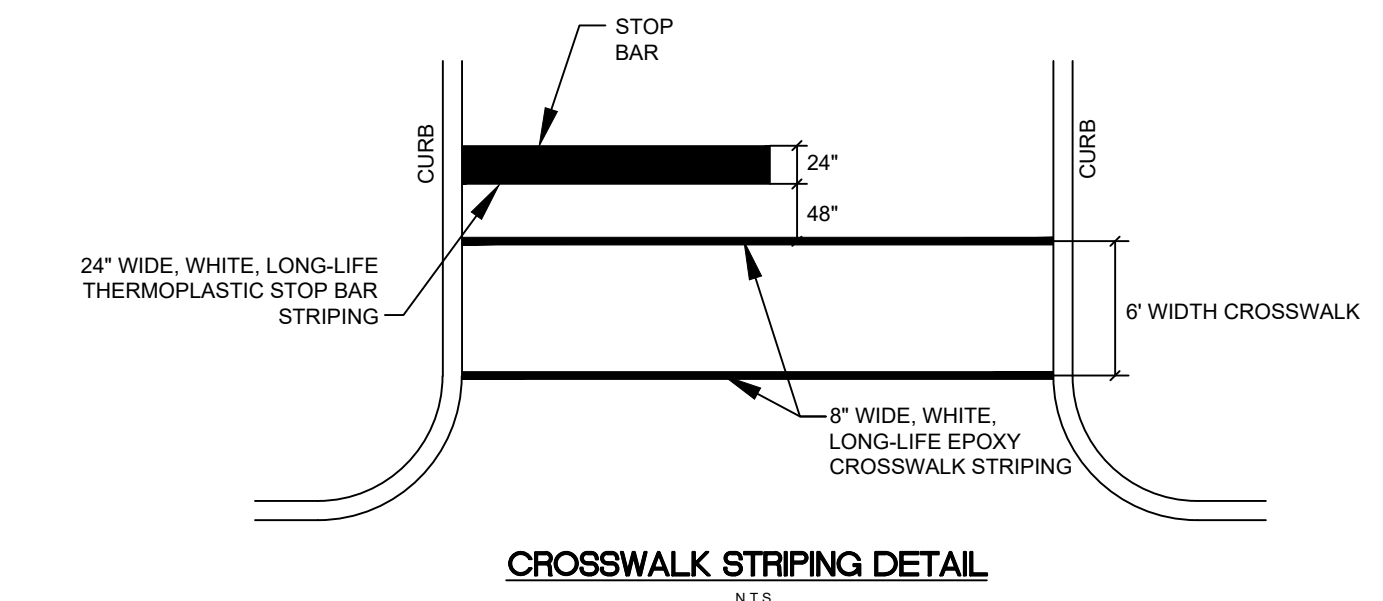
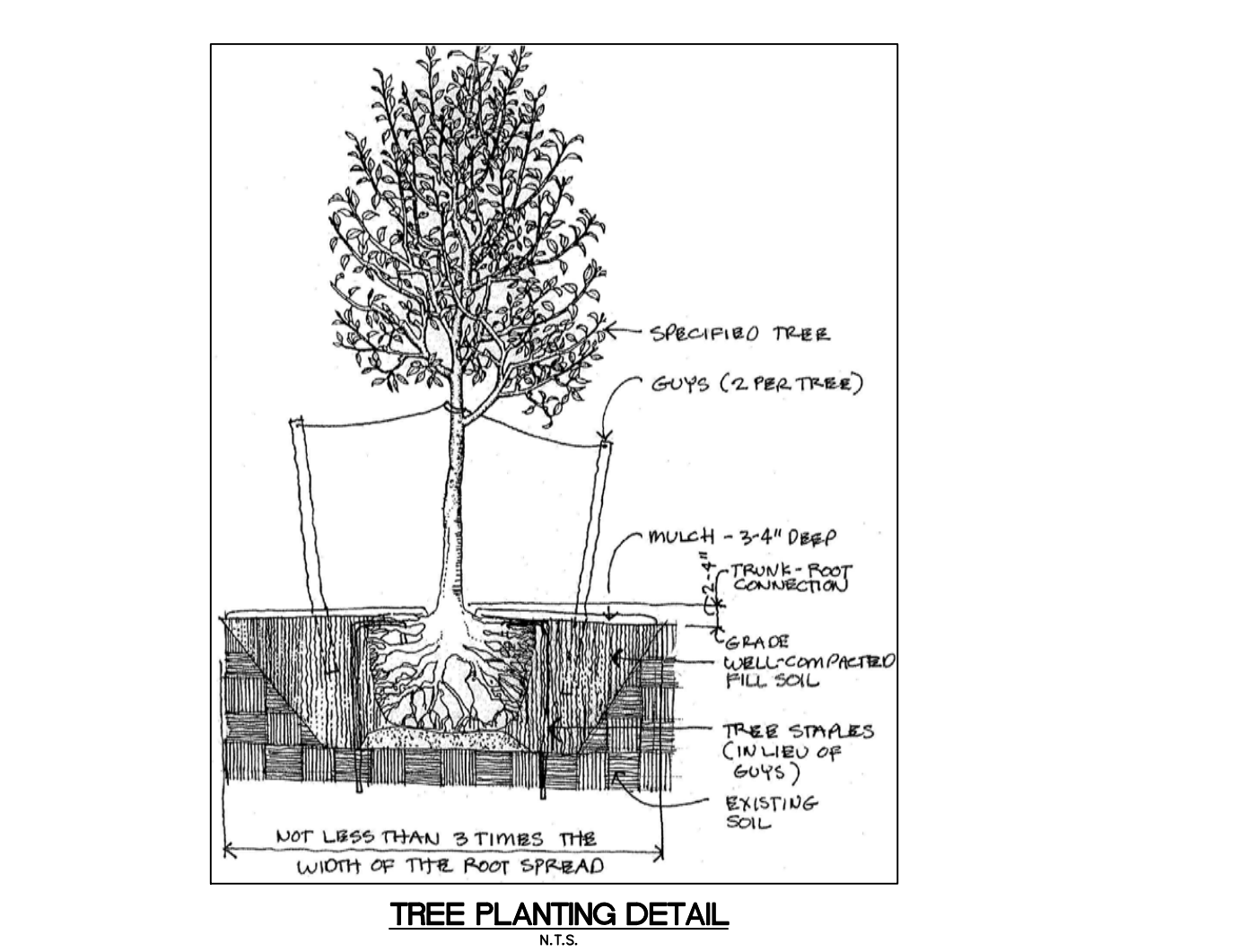
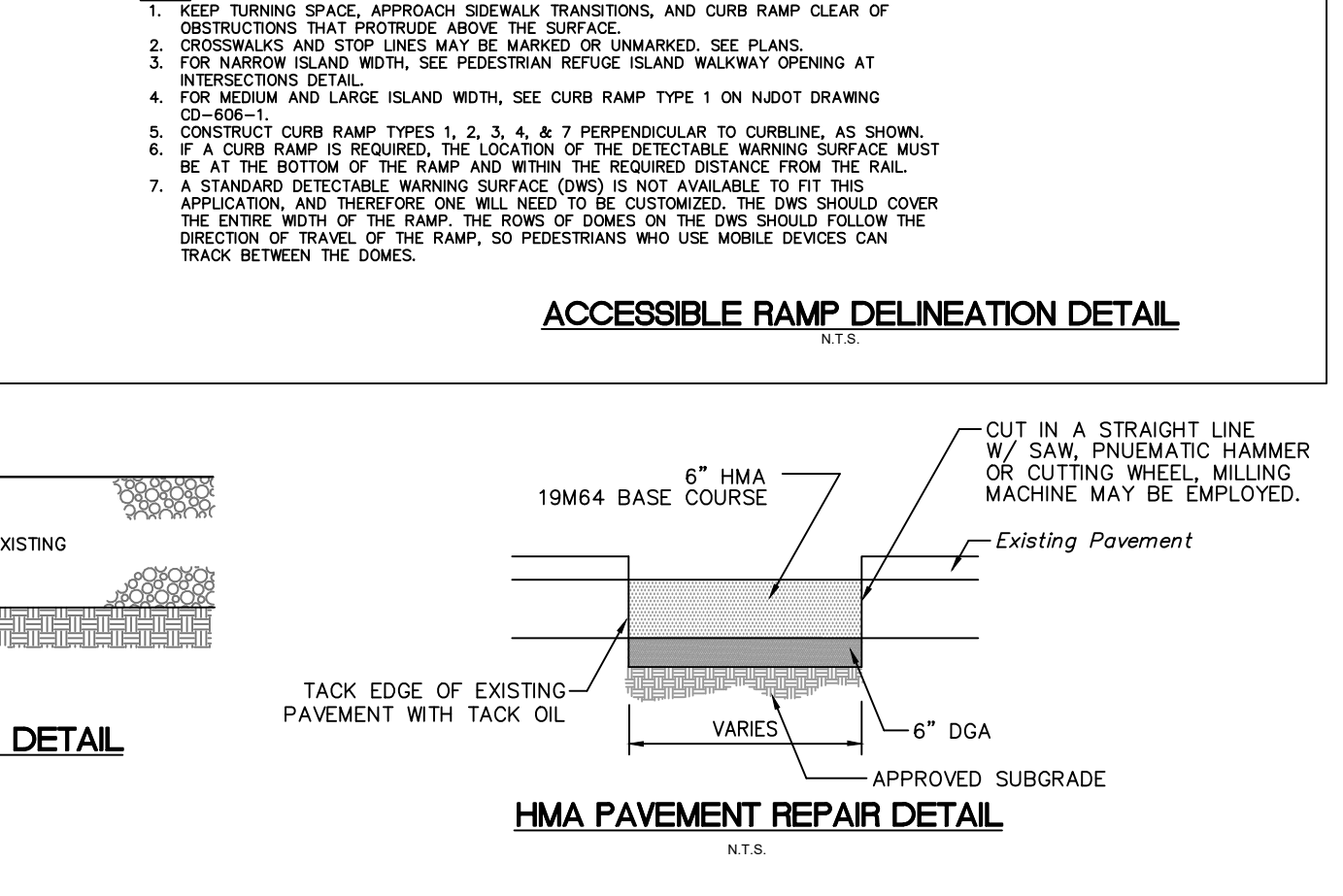
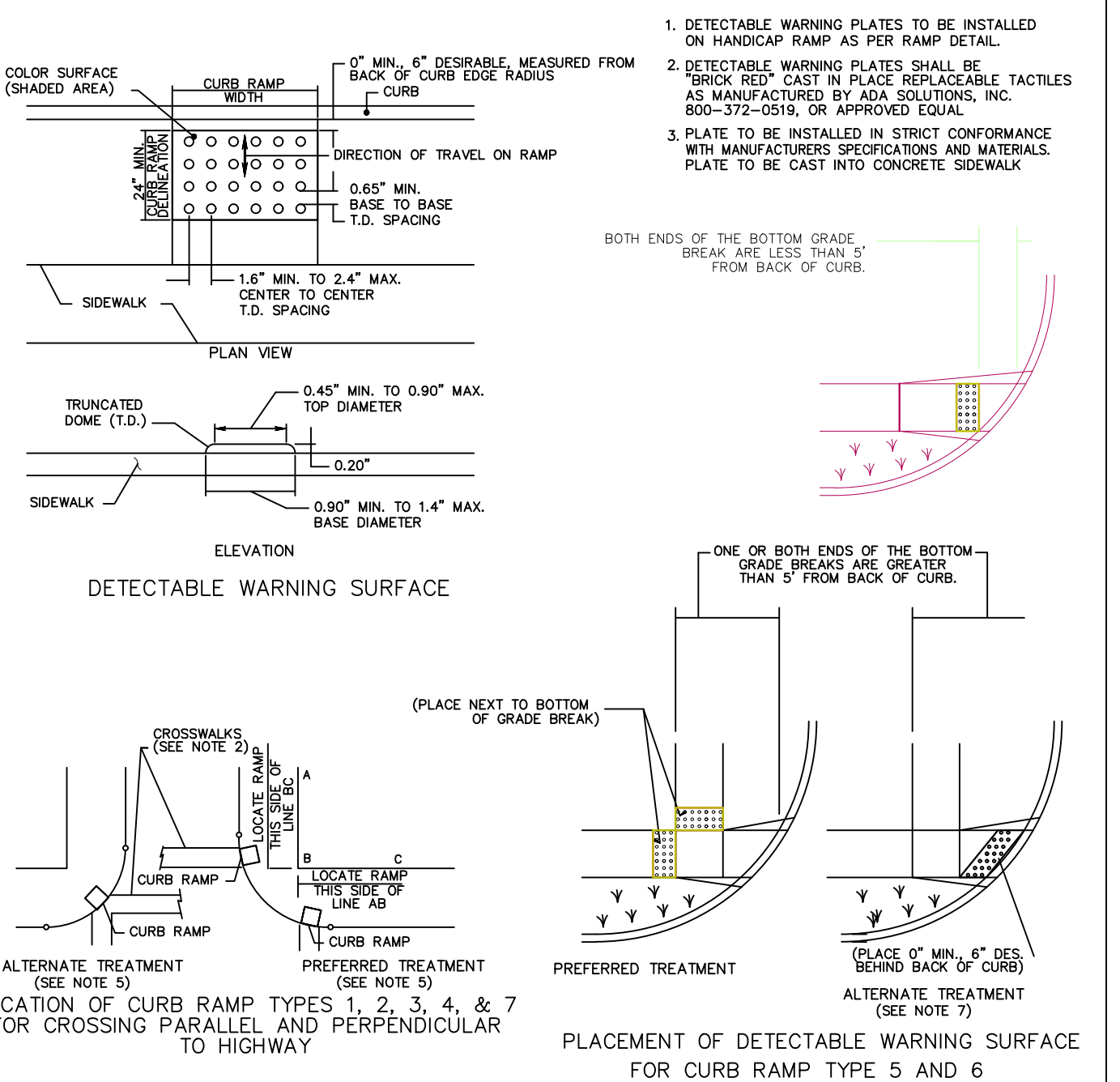
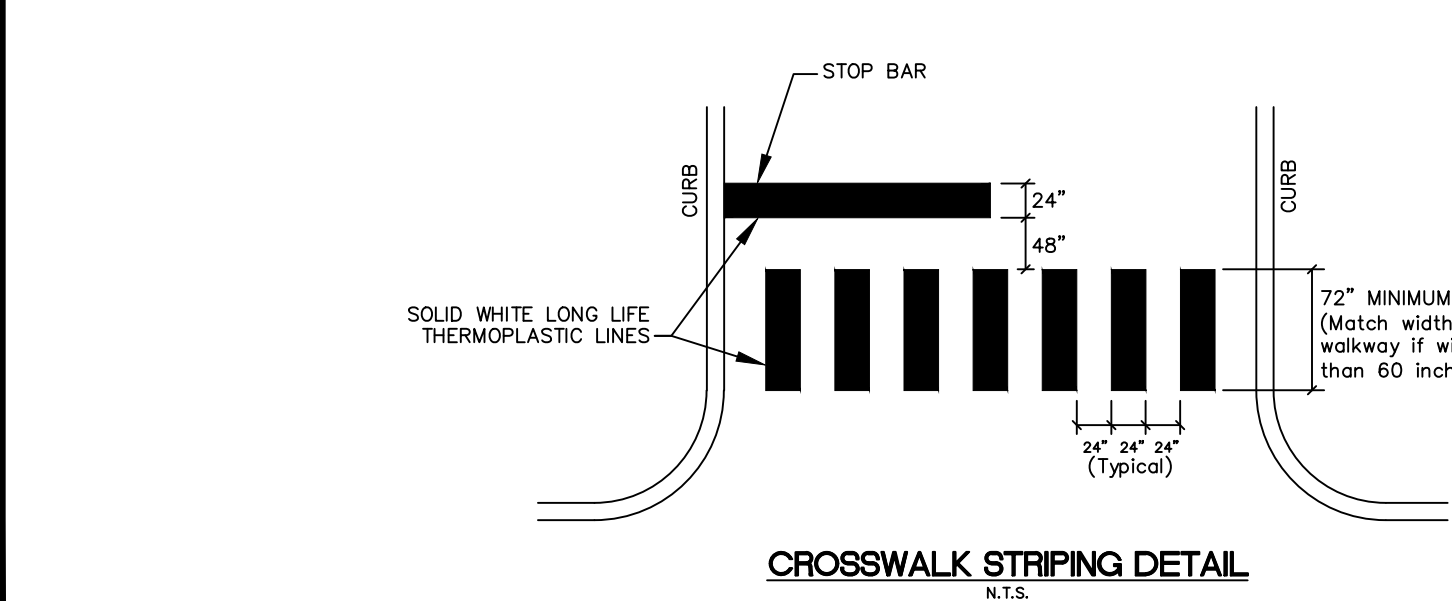
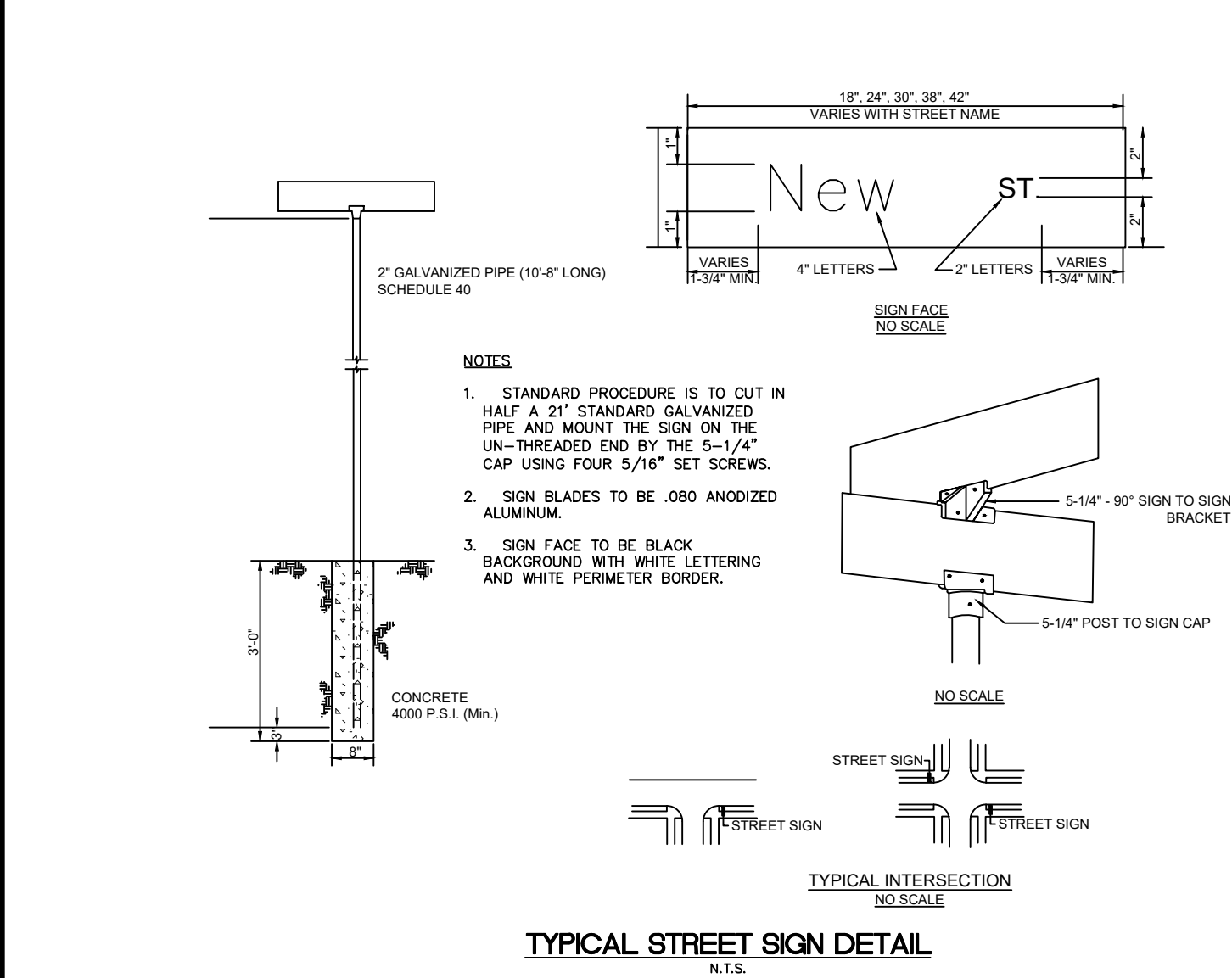
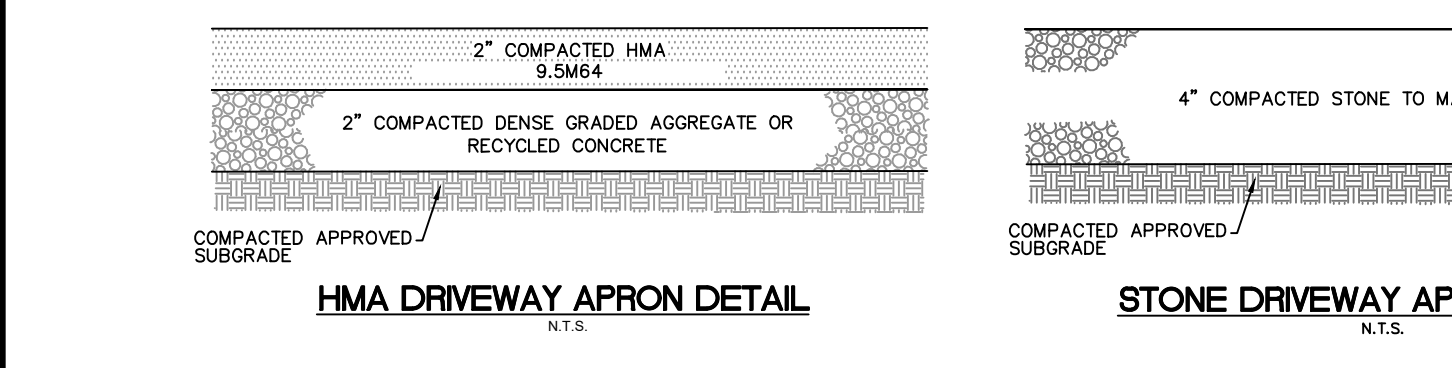
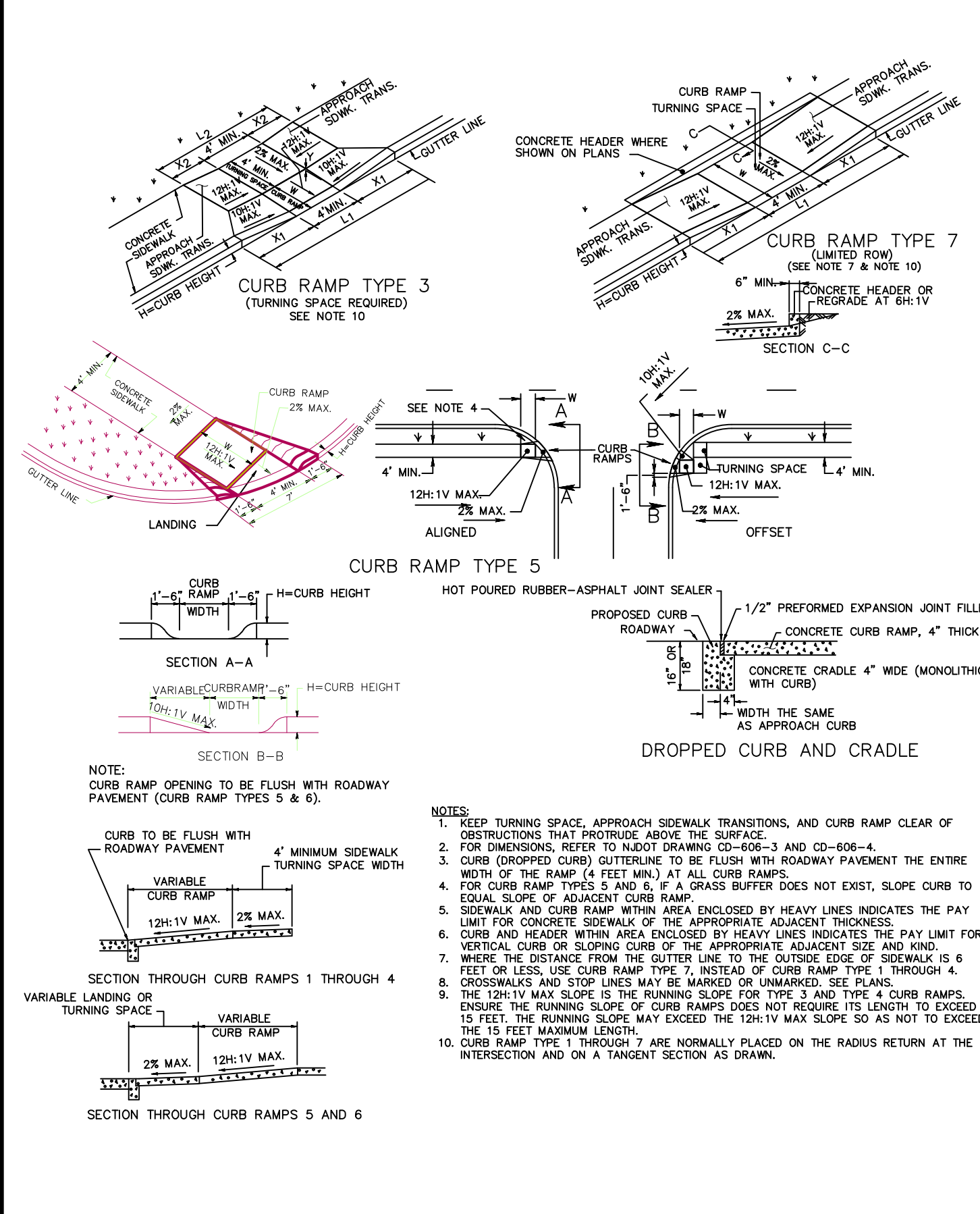
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**NOTE:**  
IF CURB HEIGHT IS NOT SHOWN ON PLANS  
CONTRACTOR IS TO MEASURE EXISTING AND  
PROVIDE IN-KIND.

[illegible]

### PERFORATED STORM DRAIN TRENCH DETAIL





**Roberts**  
ENGINEERING GROUP LLC  
Woman Business Enterprise Certified  
CERTIFICATE OF AUTHORIZATION: 24GA28159100

**CARMELA ROBERTS, PE**  
LICENSED PROFESSIONAL ENGINEER  
STATE OF NEW JERSEY LIC. No. 24GE03441900

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609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

CONSTRUCTION DETAILS

IMPROVEMENTS TO HAUSSER AVENUE, BENNETT PLACE, AND PROSPECT DRIVE

BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

FILE NO:	DESIGNED BY:
H1802	CC
DRAWN BY:	CHECKED BY:
JA	CC
DATE:	4/13/2022
SCALE:	NONE
DWG. No.:	CD2
SHEET No.	

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