

Hightstown Planning Board
Regular Meeting
February 10, 2020, 7:30 p.m.

OPEN SESSION

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

	PRESENT	ABSENT	LATE ARRIVAL
Mr. Montferrat, Chairman	X		
Mayor Quattrone	X		
Councilman Misiura	X		
Ms. Asselstine	X		
Ms. Colavecchio		X	
Ms. Jackson	X		
Mr. Rosenberg	X		
Mr. Searing	X		
Mr. Laudemberger	X		
Mr. Balcewicz, Alt. #1	X		
Mr. Cabot, Alt. #2	X		

Also in attendance: Sandy Belan, Planning Board Secretary, Jolanta Maziarz, Planning Board Attorney Carmela Roberts, Engineer and Brian Slauch, Planning Board Planner.

APPROVAL OF AGENDA

Mr. Montferrat asked for motion to approve the agenda. Motion made by Ms. Asselstine and seconded by Mr. Searing to approve the February 10, 2020 agenda.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Jackson, Mr. Rosenberg, Mr. Searing, Mr. Laudemberger, Mr. Balcewicz and Mr. Cabot. Ms. Colavecchio was absent. Motion passed 10-0.

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments on the December 9, 2019 minutes. Motion made by Mayor Quattrone and seconded by Ms. Asselstine to approve the December 9, 2019 Planning Board Minutes.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Ms. Asselstine, Ms. Jackson, Mr. Rosenberg, Mr. Searing, Mr. Laudenberg, Mr. Balcewicz and Mr. Cabot approved. Ms. Colavecchio was absent. Motion passed 10-0.

Mr. Montferrat asked if there were any corrections or comments on the January 13, 2020 minutes. Motion made by Ms. Asselstine and seconded by Mr. Balcewicz to approve the January 13, 2020 Planning Board Minutes.

Roll Call Vote: Mr. Montferrat, Mr. Misiura, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Balcewicz and Mr. Cabot approved. Mayor Quattrone, Ms. Jackson and Mr. Laudenberg abstained. Ms. Colavecchio was absent. Motion passed 7-0, three abstentions.

PUBLIC COMMENT

Mr. Montferrat opened the floor for any public comments.

Mayor Quattrone, 302 Mercer Street – Congratulated the Board on the handling of the applications for Dunkin Donuts and Americana Hospitality Group. Glad to see that the Hightstown Runs on Dunkin’ sign was not approved. Hightstown runs on good government, integrity, transparency and volunteerism and I think it will always be that way.

There being no additional comments, Mr. Montferrat closed the public comment.

MEMORIALIZE RESOLUTION – #2020-07 – Application #2019-07 – JKAMQSR, LLC Amendment Approved Site Plan, Block 26, Lot 22.01, 119 Franklin Street.

Ms. Maziarz reviewed the resolution and the three conditions.

Motion made by Mr. Misiura and seconded by Mr. Cabot to approve Resolution #2020-07 - Application #2019-07 – JKAMQSR, LLC Amendment Approved Site Plan, Block 26, Lot 22.01, 119 Franklin Street.

Roll Call Vote: Mr. Montferrat, Mr. Misiura, Ms. Asselstine, Mr. Laudenberg and Mr. Cabot approved. Mr. Rosenberg, Mr. Searing and Mr. Balcewicz were not eligible to vote. Mayor Quattrone and Ms. Jackson abstained. Ms. Colavecchio was absent. Motion passed 5-0.

OLD BUSINESS

1) Green Development Practices Guide – List of Species to Avoid

Ms. Asselstine noted that the Environmental Commission needs to provide a List of Species to Avoid. Mr. Slaugh has recommended the publication “An Overview of Non-Indigenous Plant Species in New Jersey” produced by the New Jersey Department of Environmental Protection.

This will be forwarded to the Environmental Commission for their recommendation/approval.

NEW BUSINESS

- 1) Appoint Environmental Commission Liaison – Mr. Laudenberger was appointed to serve as the Planning Board liaison and Mr. Montferrat will be an alternate.

DISCUSSION

- 1) Zoning Map Update – Ms. Roberts reviewed Proposed Zoning Map Changes, dated February 4th which was emailed to all Board members.

Reviewed Proposed Zoning Map 2014-A, September 2019 and February 2020 Maps.

CC1 and CC2 Zones were changed to the Downtown Core (DTC) Zone and Residential Professional Office (RPO) Zone was changed to the Downtown Gateway (DTG) Zone. There is no ordinance in affect for the GR Zone.

DTC adds a few more lots into it that are currently in the CC1, CC2 and RPO – Maxwell (lots currently in HC and R1) changed to DTC/DTG. Grape Run Rd. changes that add lots that were in the R3 and HC Zones to the DTG and DTC.

Discussion on Ordinance – addition of duplex to the DTG – added by Council. Discussion – allows commercial use on first floor and residential on second floor; would also allow residential both first and second floors. Duplex are usually only permitted in the RPO zone.

Mr. Slaugh - Discussion on definition of “duplex” – twin, semi-detached, two-families. Consistency in zoning ordinance is important – ordinance defines it as “two family.” It should say two-family (side by side or one above the other) instead of duplex. There is no definition for duplex in the ordinance.

Mr. Searing – this would expand the use of duplexes into this entire Gateway Zone.

Mr. Slaugh suggested that the Revised Redevelopment Plan be included on the map (R-MF).

Board reviewed the map dated February 2020 for consistency with the ordinance and the Master Plan.

Ms. Roberts will revise the map and will forward to Borough Council for their approval.

PUBLIC COMMENT

Mr. Montferrat opened public comment.

Philip Cardoso, 149 South Main St.

Question regarding corner of West Ward and South Main St. – four lots (Block 28 – Lots 42.01, 43, 44 and 45) originally zoned RPO changed to DTG (Sept. 2019 map). On the February 2020 map the DTG area is changed to only two lots versus four lots. One of these lots is my property which is residential with three bathrooms, which cannot be converted to commercial. I would really appreciate it if my property, which I am restoring as an historic house, would remain residential. If you change it to DTC, my property would be a residential house in a commercial district, which will affect the property value of my property in the future. I would be the only residential in a commercial area.

Mr. Misiura suggested that all four lots remain DTG in this area (same as the September 2019 Map).

Mr. Slauch added that making these four lots part of the DTG which is transitional area. It would not have any particular effect on the Master Plan to have these four lots in the DTG as opposed to the DTC. This is the same logic which is applied to Franklin Street.

Ms. Roberts will check the maps and make sure they are consistent with the Proposed 2014-A map.

Consensus of the Board that these four lots will remain in DTG Zone.

Planning Board recommended the following changes to the Zoning Map, which are consistent with the Master Plan, for Council approval: September 2020 Map

- a) Two vacant subdivided Lots 9.02 and 10.02, Block 29 – Clinton Street will remain R-3 Zone
- b) Four lots on South Main Street (Block 28 – Lots 42.01, 43, 44 and 45) should be in DTG Zone
- c) Expand RMF Zone to extend to the Borough Border by Manlove Avenue
- d) Add two Redevelopment Zones (First Aid Squad, yellow house on Bank and Academy, Department of Public Works)

There being no further comments, Mr. Montferrat closed public comment.

COMMITTEE AND PROFESSIONAL REPORTS

Ms. Asselstine – Update on the Mobility Plan – preparing to launch the online survey in both English and Spanish. Tentative date of April 25 for the Community Visioning Session at the Library.

Application due next week for DVRPC planning grant – project concept is the Route 33 Corridor in Hightstown. Previous joint project with East Windsor did the Route 33 Corridor to the south; East Windsor did an Exit 8 planning project on Rt. 33 to the east.

Another grant - Congestion Mitigation and Air Quality Improvement Program – transportation grant focused on bicycle and pedestrian issues and ways to improve air quality. This grant opens in March and due in May.

Mr. Cabot – Historic Preservation Commission – new banners will be installed shortly.

Mr. Balcewicz inquired about the Americana application. Planning Board Secretary informed the Board that they have not submitted any additional documents.

Ms. Maziarz – The applicant will be required to re-notice. Applicant needs to satisfy/comply with their previous resolution.

Mayor Quattrone – Council has passed “No Passing” from Summit Street to Airport Road. Blinking light at Grape Run Road is running.

Mr. Slauch – Redevelopment Plan is in the final stages of editing. Meeting scheduled February 12 to get a final draft. Plan could possibly be introduced at the Council Meeting February 18th.

Ms. Roberts – Received bids for the Lincoln Ave., Hagemount Ave. and Rocky Brook Ct. project, which came in under budget. Continuing work on Stockton St. – punch list items are being corrected. Curb and sidewalks will be done in the spring – will correct areas.

There being no further business Mr. Montferrat asked for a motion to adjourn. Motion made by Ms. Asselstine and seconded by Mr. Laudenberg. All ayes. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Sandra Belan
Planning Board Secretary