



The Borough of Hightstown  
Code Enforcement Office  
156 Bank Street  
Hightstown, NJ 08520  
(609) 490-5100 Ext. 617

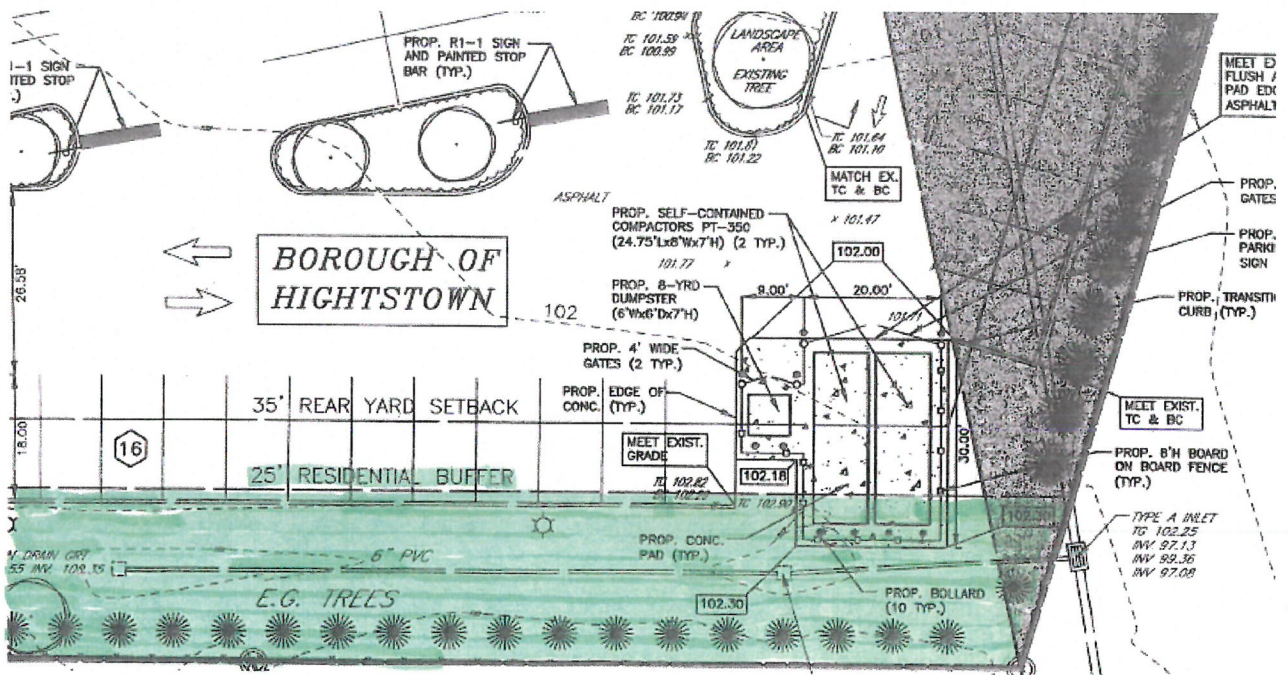
October 7, 2022

Subject: Block 57, Lot 9.01  
Americana Diner Parking, Hightstown, New Jersey 08520

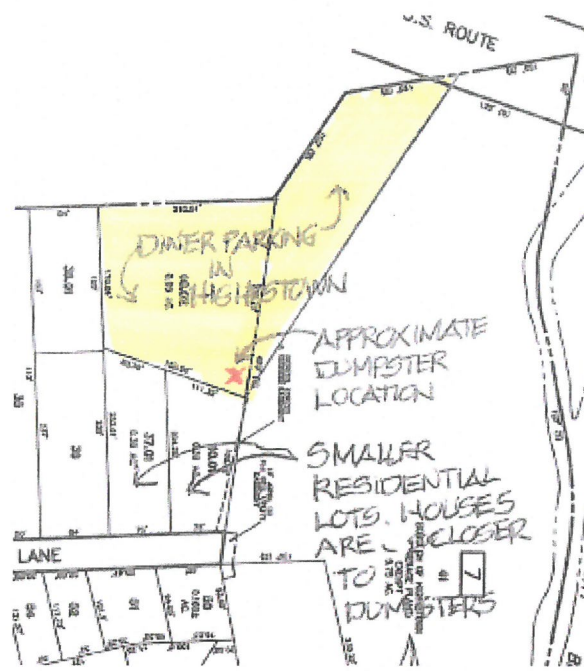
Re: Planning Board Comments for October 11, 2022 Planning Board Meeting

**Zoning Comments**

1. The dumpsters and compactors were moved out of the parking area in Hightstown, which is good. I like the 8' board on board fence as it will hide the dumpsters and compactors better. I would like to see the fence squared off to create more area to hide the garbage containers and junk currently behind the dumpsters.



The Board needs to decide if the compactors should be in the 25' Residential Buffer



The dumpster are close to the smaller residential lots.  
 They may affect the quality of life in the back yard of the houses on these lots.

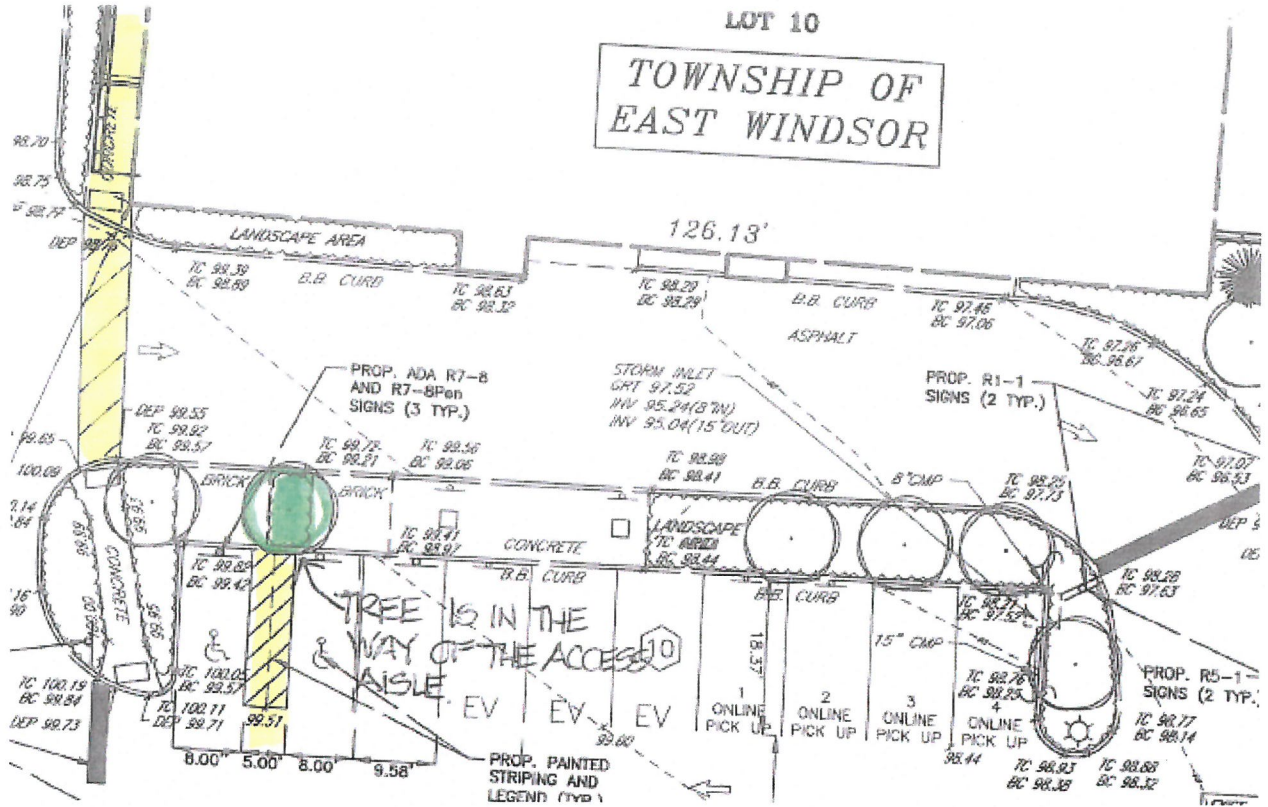


Garbage containers and junk which should be behind the 8' board on board fence.



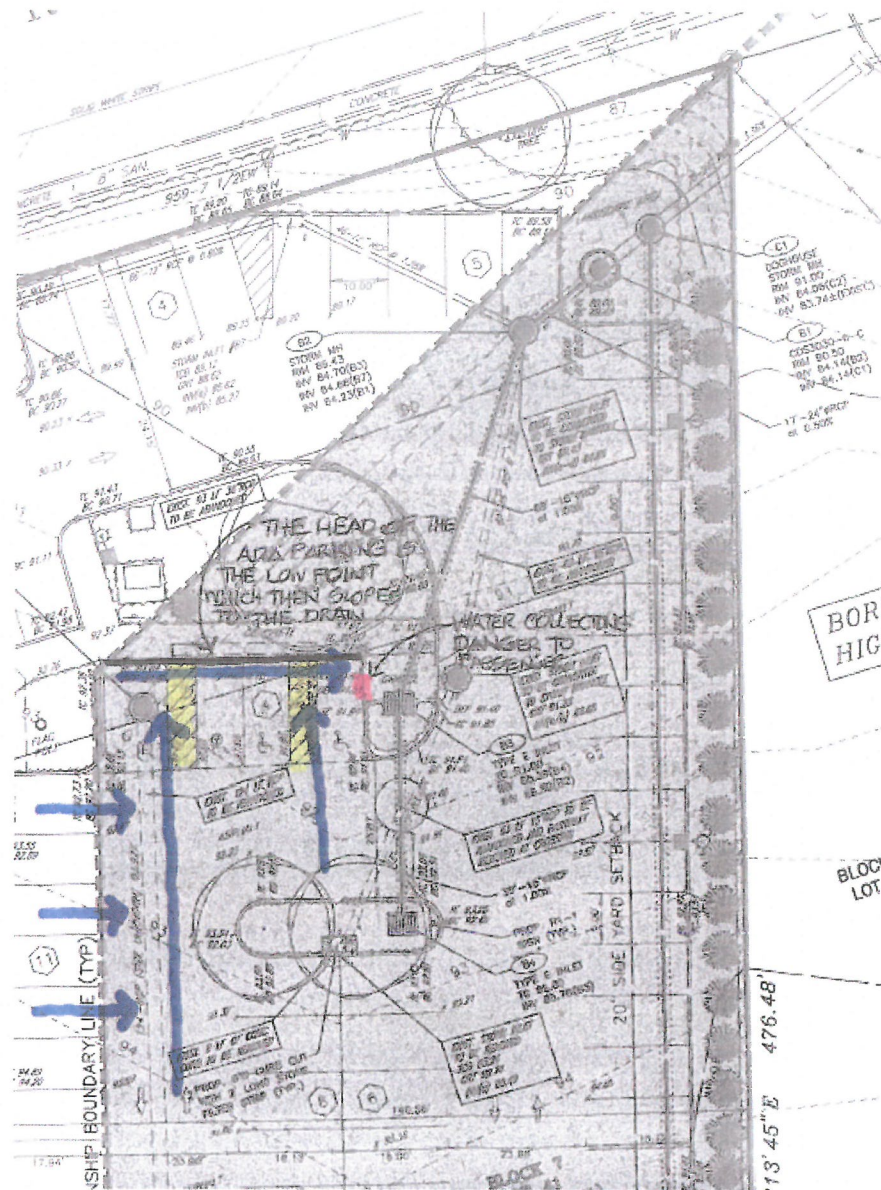
**Construction Official Comments**

1. Two ADA spaces were added so that there are now six ADA parking spaces. This now meets New Jersey code, which is good.



The ADA access aisle terminates at a tree. The revised parking layout should go back to East Windsor for their review that the total ADA access path meets ADA requirements and for their approval of the changes.

2. My main complaint has always been that the parking lot drains to the head of the ADA parking spaces. The water then flows to the drains to the right. Since it is a low point, all water will drain to the head of the ADA parking space before it flows to the drain. In a heavy rain, this may be a stream. The head of the parking space is where all the customers will have to walk to get to the sidewalk. This can be dangerous in the winter when the sun melts the snow and ice during the day and then the water freezes when the sun goes down. This is made worse because the ADA parking is white concrete while the parking lot is black asphalt. The black asphalt will absorb the sun's heat. The white concrete will reflect the heat. The water will remain wet on the dark asphalt and then freeze when it flows onto the cooler white concrete. It has eighteen feet of concrete to cool down on before it reaches the head of the parking space and then starts flowing to the drain. People using the ADA parking can have mobility and balance problems. They are more prone to slipping on the ice. Especially if using a cane. When they get out of the car, they all will have to transverse through the low area at the head of the parking space.



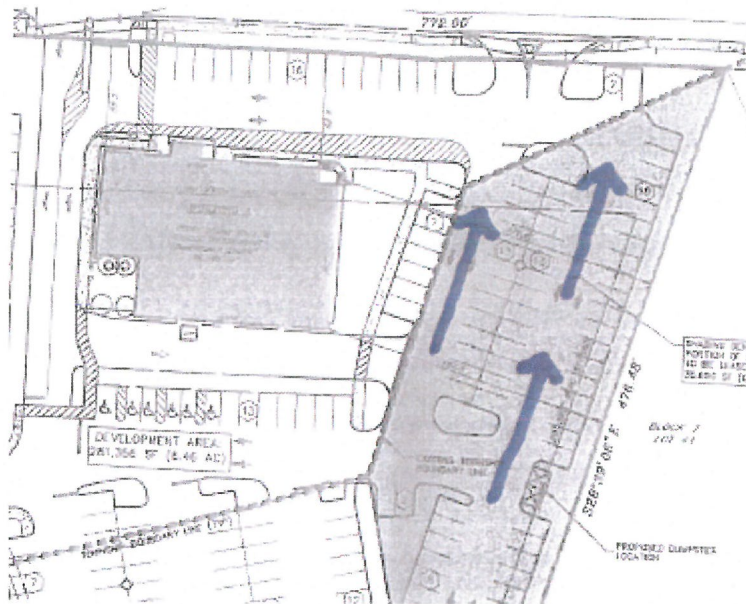
The head of the parking space is the low point which then slopes to the drain. The red area is where water collects and is a danger to customers getting out of the passenger side of the car.





The discoloration at the north end of the ADA parking space is a sign that water is collecting at that spot. This can freeze in the winter. This is dangerous for customers getting out of the passenger side of the car.

The ADA parking spaces should be sloping to the parking aisle so that the water does not collect and freeze in the ADA parking spaces. The parking lot should not drain to the ADA parking spaces. This is only giving the Borough increased liability of lawsuits resulting from customers slipping on the ice.



The original parking layout avoided draining to the head of the parking spaces.

3. The ADA striping and markings needs to be redone.



Very truly yours,

George Chin  
Zoning Official/Construction Official