

2025-145 Resolution of the Borough of Hightstown, In the County of Mercer, Designating Non-Condemnation Area in Need of Redevelopment

Consent Agenda

2025-146 Resolution Granting a Full Property Tax Exemption to a 100% Disabled Veteran Pursuant to N.J.S.A. 54:4-3.30

2025-147 Authorizing a Refund of a Duplicate Tax Payment – 126 Bennett Place

2025-148 Authorizing Refund of Water/Sewer Overpayment 535 North Main Street

2025-149 Authorizing a Shared Services Agreement Between Hightstown Borough and East Windsor Township for Contribution of the Matching Local Share For Bus Services

2025-150 Authorizing Receipt of Bids for Chemicals

2025-151 Resolution Accepting the Donation of a 1993 Ford Van from the Hope Fire Company for Use by Hightstown Engine Company No. 1

Discussion

Subcommittee Reports

Mayor/Council/Administrative Updates

Executive Session **Resolution 2025-152** Authorizing a Meeting that Excludes the Public

Contract Negotiations – Police Substation

Contract Negotiations – Personnel

Adjournment

Borough of Hightstown
County of Mercer

Ordinance 2025-09

BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$200,000 FOR IMPROVEMENTS TO MAXWELL AVENUE IN AND BY THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY, AND AUTHORIZING THE ISSUANCE OF \$200,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF.

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance has heretofore been authorized to be undertaken by the Borough of Hightstown, in the County of Mercer, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the supplemental amount of \$200,000, such sum being in addition to the \$855,000 appropriated therefor by Bond Ordinance #2023-02 of the Borough, finally adopted February 21, 2023 (the "Original Bond Ordinance"). Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the cost of the improvement or purpose as such improvement or purpose is being partially funded by a \$621,270 State of New Jersey Department of Transportation Grant.

Section 2. In order to finance the additional cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$200,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement heretofore authorized and the purpose for the financing of which the bonds are to be issued is improvements to Maxwell Avenue, including the replacement of curbs, sidewalks and curb ramps as necessary, new sidewalks where none currently exist, upgrades to storm drains, milling and paving with base repairs as necessary, signage, striping and the construction of a roundabout at the intersection with East Ward Street, and further including all work and materials necessary therefor and incidental thereto, as described in the Original Bond Ordinance.

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(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is \$433,730, including the \$233,730 authorized by the Original Bond Ordinance and the \$200,000 bonds or bond anticipation notes authorized herein.

(c) The estimated cost of the improvement or purpose is \$1,055,000, including the \$855,000 appropriated by the Original Bond Ordinance and the \$200,000 appropriated herein.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

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Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$200,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$130,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement. Of this amount, \$105,000 was estimated for these items of expense in the Original Bond Ordinance and an additional \$25,000 is estimated therefor herein.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the

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obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”) for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduction: July 7, 2025

Adoption: **PUBLIC HEARING SCHEDULED FOR JULY 21, 2025**

ATTEST:

MARGARET RIGGIO
MUNICIPAL CLERK

SUSAN BLUTH
MAYOR

**AN ORDINANCE AMENDING CHAPTER 28 ENTITLED ZONING OF THE
“REVISED GENERAL ORDINANCES OF THE BOROUGH OF
HIGHTSTOWN, NEW JERSEY”**

WHEREAS, the Mayor and Council of the Borough of Hightstown wish to make certain revisions relating to Chapter 28 entitled “Zoning” of the “Revised General Ordinances of the Borough of Hightstown” to clarify permitted uses, within the R-MF Multifamily Residential District and to amend zoning permit procedures, review timelines, and administrative processes;

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

Section 1. Chapter 28 entitled “Zoning”, of the “Revised General Ordinances of the Borough of Hightstown, New Jersey,” is hereby amended and supplemented in the following limited respects (deletions are shown with ~~strikeout~~, additions are shown with underline):

Section 1. §28-3-9, R-MF, Multi-Family District, shall be amended in its entirety as follows:

§ 28-3-9. R-MF Multifamily Residential District.

A. Purpose and Intent. The purpose and intent of the R-MF Multi-Family Residential District is to provide market rate and subsidized affordable housing in the Borough of Hightstown to aid in meeting its constitutional obligation to provide for very low, low and moderate income housing in accordance with the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). The R-MF district is further divided into sub-districts that apply to specific sites with inclusionary affordable housing in accordance with the objectives of the Housing Plan Element of the Master Plan and implementing resolutions, ordinances, and agreements constituting the Fair Share Plan. The R-MF district provides a compensatory benefit over the preceding zoning district’s use and/or intensity standards sufficient to address the affordable housing components of inclusionary development.

B. Permitted Uses. In the R-MF Multifamily District, the following uses, and no others, shall be permitted:

(1) Principal Uses:

- (a) Townhouse dwellings.
- (b) Multifamily dwellings.
- (c) Municipal purpose.

(2) Accessory Uses:

- (a) Community center for the use of residents and their guests.

- (b) Common recreational facilities for the use and enjoyment of residents and their guests.
 - (c) Maintenance building.
 - (d) Management office if located within a community center or building with multifamily dwellings.
 - (e) Home occupation in accordance with the requirements of §28-10-6 and in addition to the prohibited uses listed in subparagraph -c therein, no funeral home, private school or professional office shall be permitted as a home occupation on the premises.
 - (f) Off-street surface parking; car sheds and detached garages for private residential use, only.
 - (g) Fences, walls and street furniture.
 - (h) Signs in accordance with §29.
 - (i) Large satellite dish antenna when approved as part of an application for development for providing common service to the residents of a development in accordance with the standards of §28-10-18.
 - (j) Small satellite dish antennae in accordance with the standards of §28-10-18.
 - (k) Accessory uses on the same lot and customarily incidental to the principal use.
- (3) Conditional Uses. The following uses shall be permitted when the criteria have been met for the site listed.
- (a) Multifamily use with a sub-district designation of 18 (R-MF18) shall be permitted when the following criteria have been met:
 - [1] New multifamily dwellings shall be added to the site by additions to the existing building or by the demolition and construction of new buildings in lieu of the construction of additions.
 - [2] The design of the additions shall have at a minimum a base made of comparable materials to the exterior of the existing buildings but may differ in the field materials above the base, and shall have a similar roof pitch, and roof design as the existing buildings. Fenestration shall mimic the spacing and opening size, to the degree permissible by the Uniform Construction Code, of the existing window and doors architecture.
 - [3] At least twenty percent (20%) of all housing units shall be affordable to low, including very low, and moderate income households as those terms are defined in the Borough's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D301 et

seq.). Such units may be established in existing multifamily units as such dwellings become vacant in a schedule as approved by the Borough's Administrative Agent for affordable housing.

(b) Uses permitted in §28-3-15, the DTG Downtown Gateway district, listed as - A(1)(c), A(1)d, A(1)f, A(1)g and A(1)k -A(1)(b), -A(1)(c), -A(1)(d), -A(1)(e), -A(1)(f), - A(1)(g), -A(1)(h), -A(1)(i), -A(1)(k) meeting the following criteria:

[1] Any such use shall front on State Highway 33 Franklin Street or County Road 633.

[2] Any such use shall be located on the first floor only of a building.

(c) Uses permitted in §28-3-14, the Highway Commercial district, listed as A(1), A(2) and A(3)

[1] Any such use shall front on Mercer Street.

(d) Cannabis retail uses permitted subject to the following criteria:

[1] Any such use shall front on State Highway 33 Franklin Street or County Road 633.

[2] Any such use shall be located on the first floor only of a building.

[3] Such use shall operate fully within an enclosed building.

[4] Excepting emergency egress doors, each entrance and exit, including loading docks doors, shall be designed to prevent interior air from escaping out of doors unless properly treated as required under § 4-13-6G through air locks, negative pressurization or other means of preventing untreated air from exiting the building.

[5] All criteria set forth in the licensing regulations at § 4-13-6 shall apply.

§ 28-18-1. ~~Construction Official~~Zoning Officer. [1991 Code § 233-41; Ord. No. 19-1994; Ord. No. 2000-29]

- A. The Zoning Officer shall administer and enforce the provisions of this chapter. If the Zoning Officer shall find that any of the provisions of this chapter are being violated, he shall notify, in writing, the person responsible for such violations, indicating the nature of the violation, and order the action necessary to correct it; or he shall take any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions.
- B. The Zoning Officer shall administer the zoning permits and make zoning decisions related with the Planning Board, as set forth in this Article.

§ 28-18-2. Zoning Permit Required; Fee. [1991 Code § 233-42; amended by Ord. No. 2000-29; Ord. No. 2004-31]

- A. No building or structure in any district shall be erected, enlarged or altered, nor may land be used or improved, unless and until a zoning permit has been duly issued by the Zoning Officer. No zoning permit shall be issued by the Zoning Officer except in conformity with the provisions of this chapter, unless he receives a written order from the Board of Adjustment or Planning Board.
- B. The fee for ~~issuance of~~ a zoning permit application shall be \$50. [Amended 2-22-2022 by Ord. No. 2022-02]

§ 28-18-3. Zoning Permit Application. [1991 Code § 233-43]

All applications for zoning permits and supporting documentation thereto shall be made in duplicate and accompanied by plans in duplicate, drawn to scale, showing the following:

- A. An accurate survey, at the scale of the Borough's Tax Maps, showing shape, dimensions, radii, angles and area of the lot on which the building is proposed to be erected or of the lot on which it is situated if an existing building. Such survey shall be prepared and sealed by a land surveyor licensed by the State of New Jersey.
- B. The block and lot numbers as they appear on the Official Borough Tax Map.
- C. The exact size and location on the lot of the proposed building or buildings or alteration of an existing building, and of other existing buildings on the same lot.
- D. The dimensions of all yards in relation to the subject building and the distances between such building and any other existing buildings on the same lot.
- E. The existing and intended use of all buildings, existing or proposed, or of land and the number of dwelling units a residential building is designed to accommodate.
- F. Such topographic or other information with regard to the building, the lot or neighboring lots as may be necessary to determine that the proposed improvements or construction will conform to the provisions of this chapter.
- G. The location, widths and grades of driveways serving any parking areas or loading areas or docks, together with a description of the proposed means of surfacing and draining such areas.

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§ 28-18-4

§ 28-18-4

§ 28-18-4. Determination of Zoning Officer; Issuance of Permit. [1991 Code § 233-44; Ordinance 2000-29]

- A. Upon receipt of an application for a zoning permit, the Zoning Officer shall, within ~~five~~ten ~~business~~ days, determine:
- (1) Whether such application is in conformity with this chapter and all others enforced by him.
 - (2) Whether the proposal is subject to site plan review or any other review.
- B. If it is in compliance with all provisions of this chapter and all other ordinances enforced by the Zoning Officer and no further reviews are required, the Zoning Officer shall issue a zoning permit within the ~~five~~ten ~~business~~ day period.

§ 28-18-5. Notification of Decision; Appeals. [1991 Code § 233-45; Ord. No. 2000-29]

- A. If a zoning permit is denied or the application is found to require site plan review, the Zoning Officer shall promptly cause to be sent to the applicant, to the address set forth in the application for the permit, a notice of this action, which shall specify, in writing, the ground or grounds upon which the same is based.
- B. In the case of a denial, the applicant may, within ~~five~~twenty days thereafter, notify the Zoning Officer, in writing, that he appeals from such determination of the Zoning Officer to the Planning Board, and it shall thereupon be the duty of the Zoning Officer to deliver the plans, specifications, application for permit, certificate of use or intended use of such buildings or proposed building and a copy of his notification to his agent that such building or use is a nonconforming building or use, or both, together with any other papers or information in his possession, to the Planning Board, and the Planning Board shall, within 30 days thereafter and upon five days' notice, in writing, to the owner or his agent, review the determination of the Zoning Officer. The Board shall either affirm the determination of the Zoning Officer, reverse the same or issue a variance from the provisions of this chapter not complied with.
- C. In the case where site plan review by the Planning Board is required, the Zoning Officer shall so notify the applicant, who shall then, if he wishes to proceed with the application, comply with the application requirements for site plan review hereinafter provided for.

§ 28-18-7. Revocation of Permit; Bond; Files and Records to Be Kept. [1991 Code § 233-47; Ord. No. 2000-29]

- A. If at any time it shall appear to the Zoning Officer that the application or any accompanying plan is in any respect false or misleading or that work is being done upon the premises differing materially from that called for in the application filed with him under existing laws or ordinances, he may forthwith revoke the zoning permit in accordance with due process of law, whereupon it shall be the duty of the person holding the same to surrender it and all copies thereof to the Zoning Officer. After the permit has been revoked, the Zoning Officer may, in his discretion, before issuing a new permit,

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require the applicant to file an indemnity bond in favor of the Borough with sufficient surety conditioned for compliance with this chapter and all laws and ordinances then in force and in a sum sufficient to cover the cost of removing the structure if it does not comply.

- B. The Zoning Officer shall maintain files of all applications for zoning permits and plans submitted therewith and for certificates of occupancy issued by him, which files and records shall be open to public inspection during regular business hours at the Municipal Building, ~~148 North Main Street~~156 Bank Street, Hightstown, New Jersey 08520.

Section 2. Continuation. In all other respects, the Zoning Ordinance of the Borough of Hightstown shall remain unchanged.

Section 3. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 4. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Borough of Hightstown, then the restriction which imposes the greater limitation shall be enforced.

Section 5. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 6. Enactment. This Ordinance shall take effect upon the filing thereof with the Mercer County Planning Board after final passage, adoption, and publication by the Borough Clerk of the Borough of Hightstown in the manner prescribed by law.

Introduction: July 7, 2025

Adoption: **SCHEDULED FOR PUBLIC HEARING JULY 21, 2025**

ATTEST:

MARGARET RIGGIO
MUNICIPAL CLERK

SUSAN BLUTH
MAYOR

Hightstown Borough Council
July 21, 2025 Meeting
HIGHTSTOWN PLANNING BOARD

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To: Mayor Bluth and The Hightstown Borough Council

From: Beverly Asselstine, Chair

CC: Peggy Riggio, Borough Clerk, Jane Davis, Planning Board Secretary

Date: July 15, 2025

Subject: Planning Board feedback on Ordinance 2025-10

On July 9, 2025 the Borough Clerk transmitted to the Planning Board for comment the proposed Ordinance 2025-10, along with a supporting memo from Michael Herbert, Planning Board Attorney. This ordinance clarifies the permitted and conditional uses in the R-MF Multifamily Residential District, and revises zoning permit procedures, timelines, and administrative processes.

The Planning Board reviewed the proposed Ordinance at our July 14, 2025 meeting and concluded that these changes are consistent with the Hightstown Borough Master Plan and with our previous comments and recommendations on these matters. Thank you.

Borough of Hightstown
County of Mercer

Resolution 2025-142

AUTHORIZING PAYMENT OF BILLS

WHEREAS, certain bills are due and payable as per itemized claims listed on the following schedules, which are made a part of the minutes of this meeting as a supplemental record;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the bills be paid on audit and approval of the Borough Administrator, the appropriate Department Head and the Treasurer in the amount of \$245,569.92 from the following accounts:

Current		\$167,888.60
W/S Operating		58,596.17
General Capital		1,900.00
Water/Sewer Capital		12,858.00
Grant		0.00
Trust		128.65
Unemployment Trust		0.00
Animal Control		0.00
Law Enforcement Trust		0.00
Tax Lien Trust		0.00
Housing Trust		0.00
Public Defender Trust		2,400.00
Escrow		<u>1,798.50</u>
Total		<u>\$245,569.92</u>

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk

Ranges	Item Status	Purchase Types	Misc
Range: First to Last Rcvd Batch Id Range: First to Last	Open: N Void: N Paid: N Held: Y Aprv: N Rcvd: Y	Bid: Y State: Y Other: Y Exempt: Y	P.O. Type: All Include Project Line Items: Yes Format: Detail without Line Item Notes Include Non-Budgeted: Y Vendors: All

Vendor #	Name			Contract	PO Type					1099 Excl		
P.O. #	PO Date	Description					Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	
Item Description		Amount	Charge Account	Acct Description	Type							
A0510	ALL HANDS FIRE EQUIPMENT LLC											
25-00600	05/06/25	SOLBERG PHOS-CHCK WD881 5 GAL										
1 SOLBERG PHOS-CHCK WD881 5 GA		\$1,050.00	5-01-25-252-002-127	B	Foam	R	05/06/25	07/15/25			INV22619	N
2 SHIPPING		\$300.00	5-01-25-252-002-127	B	Foam	R	06/13/25	07/15/25			INV22619	N
		\$1,350.00										
	Vendor Total:	\$1,350.00										
AMERI020	AMERICAN AQUATIC TESTING, INC.											
25-00903	07/07/25	CHRONIC TOXICITY TEST										
1 7-DAY CHRONIC TOXICITY TEST		\$1,550.00	5-09-55-501-002-532	B	Outside Lab Testing	R	07/07/25	07/15/25			14243	N
	Vendor Total:	\$1,550.00										
APRUZ005	APRUZZESE, MCDERMOTT, MASTRO &											
25-00934	07/14/25	LABOR INV#235870 JUNE 2025										
1 LABOR INV#235870 JUNE 2025		\$1,239.50	5-01-20-155-001-031	B	Labor,Personnel & Union Council	R	07/14/25	07/16/25			235870	N
	Vendor Total:	\$1,239.50										
A0025	AT&T MOBILITY											
25-00889	07/07/25	INV 2872918043X06282025										
1 INV 2872918043X06282025 FI		\$88.14	5-01-25-256-002-094	B	Computer Service,Support & Software	R	07/07/25	07/15/25			X06282025	N
2 INV 2872918043X06282025 DPW		\$189.70	5-01-31-440-001-079	B	Telephone-VERIZON WIRELESS	R	07/07/25	07/15/25			X06282025	N
3 INV 2872918043X06282025 HPD		\$390.43	5-01-31-440-001-079	B	Telephone-VERIZON WIRELESS	R	07/07/25	07/15/25			X06282025	N
4 INV 2872918043X06282025 HFD		\$229.44	5-01-25-252-002-029	B	Computer Software/Mntc/Equip	R	07/08/25	07/15/25			X06282025	N
5 INV 2872918043X06282025 WTP		\$86.09	5-09-55-501-003-545	B	Telephone-W/S-VERIZON	R	07/08/25	07/15/25			X06282025	N
6 INV 2872918043X06282025 OEM		\$47.65	5-01-25-252-001-199	B	Miscellaneous	R	07/08/25	07/15/25			X06282025	N
7 INV 2872918043X06282025 AWWTP		\$38.08	5-09-55-501-003-545	B	Telephone-W/S-VERIZON	R	07/08/25	07/15/25			X06282025	N
		\$1,069.53										
	Vendor Total:	\$1,069.53										
COMCA005	COMCAST BUSINESS											

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
COMCA005	COMCAST BUSINESS	<i>Account Continued</i>									
25-00922	07/10/25		ACCT 6659 07/01/25 OFC 1								
1 ACCT 6659 07/01/25-07/31/25		\$321.50	5-01-20-140-001-060	B	Internet Services and Web Services	R	07/10/25	07/15/25		6659-07012025	N
25-00923	07/10/25		ACCT 4100 7/7/25-8/6/25								
1 ACCT 4100 7/7/25-8/6/25		\$175.35	5-01-20-140-001-060	B	Internet Services and Web Services	R	07/10/25	07/15/25		4100-07082025	N
	Vendor Total:	\$496.85									
COUNT015	COUNTY OF MONMOUTH	-									
25-00904	07/07/25		APRIL 2025 SERVICES								
1 INV 25000898-APR 2025 SERVICES		\$65.00	5-01-26-305-001-199	B	Miscellaneous	R	07/07/25	07/15/25		25000898	N
2 INV 25000898-ADMINISTRATIVE		\$21.50	5-01-26-305-001-199	B	Miscellaneous	R	07/07/25	07/15/25		25000898	N
		\$86.50									
	Vendor Total:	\$86.50									
Q0176	EUROFINS QC, LLC										
25-00917	07/09/25		WATER ANALYSIS								
1 INV 6300077937-WATER ANALYSIS		\$247.50	5-09-55-501-001-532	B	Outside Testing/Labs	R	07/09/25	07/15/25		6300077937	N
	Vendor Total:	\$247.50									
M0714	GENSERVE, INC.										
25-00899	07/07/25		B SRVC WATER PLANT, A SRVC PD								
1 INV 0529192-IN - B SERVICE		\$230.00	5-09-55-501-001-511	B	Generator/Engine Maintenance (B)	R	07/07/25	07/15/25		0529192-IN	N
2 INV 0532738-IN - A SERVICE		\$510.00	5-01-26-310-001-040	B	Generator-Municipal Bldg	R	07/07/25	07/15/25		0532738-IN	N
		\$740.00									
	Vendor Total:	\$740.00									
G1077	GEORGE S. COYNE CO., INC.										
25-00123	01/28/25		RES 2024-188 FLUORIDE			B					
7 INV 456505 7/1/25 FLUORIDE		\$1,072.34	5-09-55-501-001-528	B	Fluorosilic Acid	R	06/03/25	07/15/25		456505	N
25-00129	01/31/25		RES 2024-189 LIMEHI-CALC AWWTP			B					
7 INV 457026 HI-LIMECALC 7/9/25		\$1,905.50	5-09-55-501-002-553	B	Calcium Hydroxide (Lime)	R	03/28/25	07/15/25		457026	N
	Vendor Total:	\$2,977.84									
H0023	HARPER CONTROL SOLUTIONS, INC.										
25-00621	05/07/25		PUMP CONTROL VALVE								
1 QUOTE #250429-BW1		\$2,255.00	C-08-55-981-025-541	B	ORD 2025-04 REP OF FILTERS - WTIR		05/07/25	07/15/25		9100	N
	Vendor Total:	\$2,255.00									

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
H0126	HIGHTS ELECTRIC MOTOR, INC.										
25-00914	07/09/25										
1 INV 0960611-IN-FLUKE VLT ALERT		\$32.00	5-01-26-290-001-203	B	Light Poles and Repair	R	07/09/25	07/15/25		0960611-IN	N
	Vendor Total:	\$32.00									
H1100	HOME DEPOT CREDIT SERVICES										
25-00929	07/11/25										
1 INV 0284515-FEIT TUBES 10PK		\$94.98	5-09-55-501-001-503	B	Water Plant Maintenance	R	07/11/25	07/16/25		0284515	N
2 INV 0284549-BRASS ADAPTER		\$11.14	5-09-55-501-001-503	B	Water Plant Maintenance	R	07/11/25	07/16/25		0284549	N
3 INV 9284638-FEIT LED 2PK		\$124.90	5-09-55-501-001-503	B	Water Plant Maintenance	R	07/11/25	07/16/25		9284638	N
4 INV 3521464-CLX BLEACH,		\$146.64	5-01-26-310-001-024	B	Building Maintenance	R	07/11/25	07/16/25		3521464	N
5 INV 1046321-BALL VALVE,		\$58.56	5-01-26-290-001-127	B	Street Repair & Maintenance	R	07/11/25	07/16/25		1046321	N
		\$436.22									
	Vendor Total:	\$436.22									
IDEMI005	IDEMIA IDENTITY & SECURITY USA										
25-00604	05/06/25										
1 LIVESCAN - FINGERPRINT		\$756.58	5-01-25-240-001-029	B	Maint. Contracts - Other	R	05/06/25	07/15/25		182404	N
2 LIVESCAN - FINGERPRINT		\$175.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	05/06/25	07/15/25		182404	N
		\$931.58									
	Vendor Total:	\$931.58									
J0257	JCP&L										
25-00885	07/07/25										
1 100100104247 06/03/25-7/01/25		\$13.69	5-01-31-430-001-071	B	Electric-Borough Hall	R	07/07/25	07/15/25		95398487444	N
2 100051508677 06/03/25-7/01/25		\$63.80	5-01-31-430-001-071	B	Electric-Borough Hall	R	07/07/25	07/15/25		95398487441	N
3 100051508750 06/03/25-07/01/25		\$114.94	5-01-31-430-001-071	B	Electric-Borough Hall	R	07/07/25	07/15/25		95398487442	N
4 100072968868 06/03/25-07/01/25		\$29.21	5-01-31-430-001-071	B	Electric-Borough Hall	R	07/07/25	07/15/25		95308765783	N
		\$221.64									
25-00906	07/08/25										
1 100029000310 06/05/25-07/03/25		\$710.73	5-01-31-430-001-071	B	Electric-Borough Hall	R	07/08/25	07/15/25		95568315988	N
2 100079096689 06/03/25-07/01/25		\$4.65	5-01-31-430-001-071	B	Electric-Borough Hall	R	07/08/25	07/15/25		95568315989	N
		\$715.38									
25-00921	07/10/25										
1 ACCT 122 06/10/25-07/09/25		\$40.19	5-01-31-430-001-071	B	Electric-Borough Hall	R	07/10/25	07/15/25		95248902378	N

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
J0257	JCP&L	Account Continued									
	Vendor Total:	\$977.21									
J0258	JCP&L (STREET LIGHTING)										
25-00886	07/07/25	ACCT 240 & 041 DATED 07/08/25									
1 100081608240	06/03/25-07/01/25	\$62.51	5-09-55-501-001-504	B	Electricity	R	07/07/25	07/15/25		95398487443	N
2 100086395041	06/03/25-07/01/25	\$17.03	5-01-31-435-001-075	B	Street Lighting	R	07/07/25	07/15/25		95308765784	N
		\$79.54									
	Vendor Total:	\$79.54									
JERSE015	JERSEY AUTO SUPPLY INC.										
25-00898	07/07/25	JUNE 2025 INVOICE									
1 INV 306576-	24IN EXACTFIT BLD,	\$23.28	5-01-26-290-001-050	B	DPW Work Equipment	R	07/07/25	07/15/25		306576	N
	Vendor Total:	\$23.28									
J0069	JERSEY ELEVATOR LLC										
25-00911	07/09/25	JULY 2025 MAINTENANCE									
1 JULY 2025 MAINTENANCE		\$210.07	5-01-26-310-001-029	B	Maintenance Contracts	R	07/09/25	07/15/25		INV-342466-H2R7	N
	Vendor Total:	\$210.07									
J0378	KENNCO LLC										
25-00913	07/09/25	JUNE 2025 CYLINDER RENTAL									
1 INV R31017-	JUN 2025 CYLINDER	\$36.00	5-01-26-290-001-050	B	DPW Work Equipment	R	07/09/25	07/15/25		R31017	N
	Vendor Total:	\$36.00									
KUBIA005	KUBIAK ELECTRIC CO., INC.										
25-00856	06/26/25	INV #25-439									
1 LABOR FOR-	ELECTRICAL REPAIRS	\$125.00	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/26/25	07/15/25		25-439	N
	Vendor Total:	\$125.00									
LEEHE005	LEE HECHT HARRISON, LLC										
25-00896	07/07/25	FINANCE MOMBO W/E 6/29/25									
1 FINANCE MOMBO W/E 6/29/25		\$1,181.25	5-01-20-130-001-031	B	PROF SERVICES	R	07/07/25	07/15/25		13550811	N
2 FINANCE MOMBO W/E 6/29/25		\$196.87	5-09-55-501-001-600	B	WATER UTILITY -0 OTHER PROF TER		07/07/25	07/15/25		13550811	N
3 FINANCE MOMBO W/E 6/29/25		\$196.88	5-09-55-501-002-600	B	SEWER - OTHER PROF - TEMP AGER		07/07/25	07/15/25		13550811	N
		\$1,575.00									
25-00918	07/09/25	FINANCE MOMBO W/E 7/6/25									
1 FINANCE MOMBO W/E 7/6/25		\$945.00	5-01-20-130-001-031	B	PROF SERVICES	R	07/09/25	07/15/25		13556858	N

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
LEEHE005	LEE HECHT HARRISON, LLC	<i>Account Continued</i>									
2 FINANCE MOMBO W/E 7/6/25		\$157.50	5-09-55-501-001-600	B	WATER UTILITY -0 OTHER PROF TER		07/09/25	07/15/25		13556858	N
3 FINANCE MOMBO W/E 7/6/25		\$157.50	5-09-55-501-002-600	B	SEWER - OTHER PROF - TEMP AGER		07/09/25	07/15/25		13556858	N
		\$1,260.00									
	Vendor Total:	\$2,835.00									
L0037	LINCOLN FINANCIAL GROUP										
25-00946	07/16/25	JULY 2025 LIFE INSURANCE									
1 JULY 2025 LIFE INSURANCE		\$5.91	5-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	07/16/25	07/16/25		JULY 2025 LIFE	N
25-00947	07/16/25	AUGUST 2025 LIFE INSURANCE									
1 AUGUST 2025 LIFE INSURANCE		\$299.64	5-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	07/16/25	07/16/25		AUG 2025 LIFE	N
2 AUGUST 2025 LIFE INSURANCE		\$5.91	5-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	07/16/25	07/16/25		AUG 2025 LIFE	N
3 AUG 2025 LIFE INSURANCE WTP		\$9.08	5-09-55-501-001-514	B	INSURANCE	R	07/16/25	07/16/25		AUG 2025 LIFE	N
4 AUG 2025 LIFE INSURANCE AWWTP		\$63.56	5-09-55-501-001-514	B	INSURANCE	R	07/16/25	07/16/25		AUG 2025 LIFE	N
		\$378.19									
	Vendor Total:	\$384.10									
M0180	MCMASTER-CARR										
25-00915	07/09/25	MULTIPLE ITEMS									
1 INV 48111330-10PK O-RING		\$4.58	5-09-55-501-001-503	B	Water Plant Maintenance	R	07/09/25	07/15/25		48111330	N
2 INV 48052197-THREAD TAPE,		\$263.30	5-09-55-501-001-503	B	Water Plant Maintenance	R	07/09/25	07/15/25		48052197	N
		\$267.88									
	Vendor Total:	\$267.88									
M0256	MERCER CO IMPROVEMENT AUTH										
25-00909	07/09/25	JUNE 2025 TIPPING									
1 JUNE 2025 TIPPING		\$18,565.92	5-01-32-465-001-165	B	Landfill Solid Waste Disposal-MCIA	R	07/09/25	07/15/25		JUNE 2025	N
2 JUNE 2025 RECYCLING TAX		\$421.95	5-01-43-496-001-174	B	Recycling Tax	R	07/09/25	07/15/25		JUNE 2025	N
		\$18,987.87									
	Vendor Total:	\$18,987.87									
M0261	MERCER COUNTY COMMUNITY COLLEG										
25-00784	06/11/25	FIRE POLICE BASIC COURSE									
1 FIRE POLICE BASIC COURSE		\$100.00	5-01-25-252-002-042	B	Education & Training	R	06/11/25	07/15/25		FA4555	N
25-00852	06/26/25	ICS 400 COURSE JOSEPH SEIP									
1 ICS 400 COURSE JOSEPH SEIP		\$125.00	5-01-25-252-002-042	B	Education & Training	R	06/26/25	07/15/25		FA4571	N
	Vendor Total:	\$225.00									

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
M0261	MERCER COUNTY COMMUNITY COLLEG	<i>Account Continued</i>									
M0270	MERCER COUNTY PROSECUTOR										
25-00894	07/07/25		MCPO FIREARMS RANGE								
1 MCPO FIREARMS RANGE		\$500.00	5-01-25-240-001-117	B	Ammunition & Target Practice	R	07/07/25	07/15/25		JULY12025	N
Vendor Total:		\$500.00									
M0065	METTLER-TOLEDO, LLC										
25-00900	07/07/25		LAB MAINTENANCE WORK								
1 FULL PREVENTIVE MAINTENANCE		\$175.57	5-09-55-501-002-506	B	Lab. Equipment & Supplies	R	07/07/25	07/15/25		655418209	N
2 BASIC TESTING REPORT (1 POINT)		\$216.40	5-09-55-501-002-506	B	Lab. Equipment & Supplies	R	07/07/25	07/15/25		655418209	N
		\$391.97									
Vendor Total:		\$391.97									
M1000	MITCHELL HUMPHREY & CO										
25-00907	07/08/25		CPM Portal								
1 CPM Portal- 8/1/25-2/28/26		\$1,458.33	5-01-33-195-001-097	B	Mitchell Humphrey	R	07/08/25	07/15/25		19860000000022	N
Vendor Total:		\$1,458.33									
MXIEN005	MXI ENVIRONMENTAL SERVICERS										
25-00705	05/27/25		REMOVAL OF CLASS B FOAM FH								
1 REMOVAL OF CLASS B FOAM FROM		\$1,456.50	5-01-26-310-001-024	B	Building Maintenance	R	05/27/25	07/15/25		123556	N
Vendor Total:		\$1,456.50									
O0050	ONE CALL CONCEPT INC										
25-00912	07/09/25		JUNE 2025 ONE CALL MSGS								
1 JUNE 2025 ONE CALL MSGS		\$60.10	5-09-55-501-001-535	B	Hydrants and Line Repair	R	07/09/25	07/15/25		5065088	N
Vendor Total:		\$60.10									
PANTA005	PANTANO NURSERY										
25-00873	06/30/25		COMMERICAL WALK BEHIND MOWER								
1 EXMARK TURF TRACER S SERIES		\$7,564.00	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/30/25	07/15/25		INV479780	N
2 EXMARK STAND ON SULKY		\$639.00	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/30/25	07/15/25		INV479780	N
3 SL BELT, MOWER DECK		\$136.99	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/30/25	07/15/25		INV479780	N
4 NOTCHED BLADE 18"		\$80.97	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/30/25	07/15/25		INV479780	N
5 KAWASAKI OIL FILTER, FITS MOST		\$15.99	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/30/25	07/15/25		INV479780	N
		\$8,436.95									
Vendor Total:		\$8,436.95									

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Contract Acct Description Type	PO Type Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PANTA005	PANTANO NURSERY	<i>Account Continued</i>							
P0088	PARKER MCCAY, P.A.								
25-00543	04/25/25	Billing through 3/31/2025							
1 Corres, Review & Concept Mtg		\$240.00 2025-01	P	Football field & Tennis Courts	R	04/25/25	07/15/25	3196866	N
25-00868	06/27/25	Billing through 5/31/2025							
1 Prep & attend PB Mtg & advice		\$720.00 5-01-21-180-001-107	B	Planning Board - Attorney	R	06/27/25	07/15/25	3199240	N
2 HEFSP prep, filing & reso		\$2,639.80 5-01-21-180-001-107	B	Planning Board - Attorney	R	06/27/25	07/15/25	3199241	N
		\$3,359.80							
Vendor Total:		\$3,599.80							
PHOEN010	PHOENIX ADVISORS								
25-00930	07/11/25	CONSULTING SVCS CREDIT RATINGS							
1 CONSULTING SVCS CREDIT RATING		\$1,770.00 5-09-55-501-001-549	B	Miscellaneous	R	07/11/25	07/15/25	17444	N
Vendor Total:		\$1,770.00							
PLOSI005	PLOSIA COHEN LLC								
25-00431	04/02/25	IN REM INVOICES							
8 IN REM FORECLOSURES		\$1,152.00 5-01-20-155-001-027	B	General Matters	R	04/02/25	07/15/25	54724	N
9 EXPENSES		\$258.75 5-01-20-155-001-027	B	General Matters	R	04/02/25	07/15/25	54724	N
		\$1,410.75							
25-00920	07/10/25	COUNCIL MEETINGS JUNE INV54723							
1 COUNCIL MEETINGS JUNE INV54723		\$1,072.00 5-01-20-155-001-029	B	Attendance at Council Meetings	R	07/10/25	07/15/25	54723	N
2 GENERAL JUNE INV54723		\$4,184.00 5-01-20-155-001-027	B	General Matters	R	07/10/25	07/15/25	54723	N
3 EXPENSES JUNE INV54723		\$48.98 5-01-20-155-001-027	B	General Matters	R	07/10/25	07/15/25	54723	N
		\$5,304.98							
Vendor Total:		\$6,715.73							
P0063	PREMIER MAGNESIA, LLC								
25-00124	01/28/25	RES 2024-190 MAGNESIUM HYROX							
4 INV 653861 THIOGUARD 7/9/25		\$12,744.32 5-09-55-501-002-541	B	Magnesium Hydroxide (Flomag H)	R	01/28/25	07/15/25	653861	N
Vendor Total:		\$12,744.32							
P0016	PRINCETON ONE THIRTY SUPPLY								
25-00902	07/07/25	DEGREASER/SPRAY BOTTLES/TRIGGE							
1 DEGREASER- CITRUS CLEANER 4X		\$57.00 5-09-55-501-002-503	B	Sewer Plant Maintenance	R	07/07/25	07/16/25	065067	N
2 BOTTLE SPRAY 32OZ		\$2.38 5-09-55-501-002-503	B	Sewer Plant Maintenance	R	07/07/25	07/16/25	065067	N

Vendor #	Name			Contract	PO Type					1099 Excl	
P.O. #	PO Date	Description	Amount	Charge Account	Acct Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	
Item Description					Type						
P0016	PRINCETON ONE THIRTY SUPPLY	Account Continued									
3 SPRAYER-TRIGGER HEAD ONLY		\$1.78	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	07/07/25	07/16/25		065067	N
		\$61.16									
	Vendor Total:	\$61.16									
REDAR005	RED ARROW TECHNOLOGIES, LLC										
25-00890	07/07/25	VOIP SVCS HFD & MAIN JULY 2025									
1 VOIP SVCS HFD 07/06/25-08/5/25		\$122.39	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		07/07/25	07/15/25		3783751	N
2 VOIP SVCS MAIN 7/6/25-08/5/25		\$499.68	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		07/07/25	07/15/25		3783750	N
		\$622.07									
	Vendor Total:	\$622.07									
R0077	ROBERTS ENGINEERING GRP LLC										
25-00356	03/20/25	POLICE SUBSTATION									
6 POLICE SUBSTATION INV 16771		\$390.00	5-01-20-165-001-028	B	General Engineering	R	03/20/25	07/16/25		16771	N
25-00410	03/31/25	EMERGENCY REPAIR FILTERS WTP									
6 IRON SLUDGE INV 16784		\$8,890.00	C-08-55-981-025-544	B	ORD 2025-04 SECTION 2-20 EXPENR		06/10/25	07/16/25		16784	N
25-00814	06/19/25	RES 2025-129 2026 NJDOT APP									
3 NJDOT GRANT 2025 MUNI AID16773		\$4,160.00	5-01-20-165-001-028	B	General Engineering	R	06/19/25	07/16/25		16773	N
25-00935	07/15/25	MIS REQ NJDEP 229 N MAIN									
1 MIS REQ NJDEP 229 N MAIN		\$795.00	5-01-20-165-001-199	B	MISCELLANEOUS	R	07/15/25	07/16/25		16769	N
25-00936	07/15/25	DAWES PARK DESIGN & INSPECTION									
1 DAWES PARK DESIGN & INSPECTIC		\$1,740.00	C-04-55-906-001-447	B	2024-16 DAWES PARK IMPROVEMENR		07/15/25	07/16/25		16772	N
25-00937	07/15/25	MIS REQ ROADS MORRISON AVE									
1 MIS REQ ROADS MORRISON AVE		\$242.00	5-01-20-165-001-028	B	General Engineering	R	07/15/25	07/16/25		16774	N
25-00938	07/15/25	PLANNING BOARD MEETINGS 2025									
1 PLANNING BOARD MEETINGS 2025		\$270.00	5-01-21-180-001-106	B	Planning Board Engineer-General	R	07/15/25	07/16/25		16775	N
25-00939	07/15/25	WTR & SEWER IMP ORCHARD MEADOW									
1 WTR & SEWER IMP ORCHARD MEAI		\$303.00	C-08-55-967-002-544	B	SECTION 2-20 SOFT COSTS	R	07/15/25	07/16/25		16777	N
25-00940	07/15/25	ROADWAY IMP TO MAXWELL AVENUE									
1 ROADWAY IMP TO MAXWELL AVENL		\$160.00	C-04-55-899-000-447	B	MAXWELL AVE IMPROVEMENTS SECR		07/15/25	07/16/25		16778	N
25-00941	07/15/25	WATER IMP TO MAXWELL AVENUE									
1 WATER IMP TO MAXWELL AVENUE		\$1,410.00	C-08-55-971-000-544	B	MAXWELL AVE WATER-SEWER IMP. R		07/15/25	07/16/25		16779	N
25-00942	07/15/25	GENERAL WATER 2025 INV16783									
1 GENERAL WATER 2025 INV16783		\$2,650.00	5-09-55-501-001-508	B	Engineer	R	07/15/25	07/16/25		16783	N
25-00943	07/15/25	Biling through 7/5/2025									

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
R0077	ROBERTS ENGINEERING GRP LLC	<i>Account Continued</i>									
1 Attend PB meeting		\$225.00	2022-06	P	480 MERCER STREET WAREHOUSER		07/15/25	07/16/25		16776	N
2 Rev submission		\$332.50	ACCROAD25	P	Engineering Review-Access Road	R	07/15/25	07/16/25		16782	N
3 Onsite inspection for utilitie		\$1,001.00	207GRANT	P	207 Grant Ave - Habitat House	R	07/15/25	07/16/25		16780	N
		\$1,558.50									
	Vendor Total:	\$22,568.50									
SKYLA005	SKYLANDS RISK MANAGEMENT, INC.										
25-00891	07/07/25	VOLUNTEER INS POLICY 8/25-8/26									
1 VOLUNTEER INS POLICY 8/25-8/26		\$504.00	5-01-23-210-003-112	B	General Liability-JIF	R	07/07/25	07/15/25		8/1/25-8/1/26	N
	Vendor Total:	\$504.00									
STATE020	STATE LINE FIRE & SAFETY, INC.										
25-00801	06/17/25	CRASH RECOVERY SOFTWARE									
1 CRASH RECOVERY SOFTWARE		\$800.00	4-01-25-252-002-029	B	Computer Software/Mntc/Equip	R	06/17/25	07/15/25		140545	N
	Vendor Total:	\$800.00									
S0240	STATE OF N.J.-DEPT OF TREASURY										
25-00944	07/16/25	JULY HEALTH INSURANCE 2025									
1 JULY HEALTH INSURANCE 2025		\$64,576.55	5-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	07/16/25	07/16/25		JUL HEALTH 2025	N
2 JULY HEALTH INSURANCE 2025 WTI		\$3,567.94	5-09-55-501-001-514	B	INSURANCE	R	07/16/25	07/16/25		JUL HEALTH 2025	N
3 JULY HEALTH INSURANCE 2025 WTI		\$15,210.69	5-09-55-501-001-514	B	INSURANCE	R	07/16/25	07/16/25		JUL HEALTH 2025	N
		\$83,355.18									
	Vendor Total:	\$83,355.18									
S0375	STEVENSON SUPPLY CO.										
25-00910	07/09/25	AIR RELEASE VALVE, 4X4 PVC BOX									
1 INV 698709-AIR RELEASE VALVE		\$179.71	5-09-55-501-001-503	B	Water Plant Maintenance	R	07/09/25	07/15/25		698709	N
2 INV 698709-FERNCO 4X4 PVC BOX		\$62.89	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	07/09/25	07/15/25		698709	N
		\$242.60									
	Vendor Total:	\$242.60									
TELCO005	TELCO BILL CENTER INC.										
25-00883	07/02/25	POTSOLV RECURRING JULY 2025									
1 POTSOLV RECURRING JULY 2025		\$401.25	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		07/02/25	07/15/25		7382	N
	Vendor Total:	\$401.25									
T0060	TOWNSHIP OF ROBBINSVILLE										

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
T0060	TOWNSHIP OF ROBBINSVILLE	<i>Account Continued</i>									
25-00897	07/07/25	COURT SHARED 2ND QUARTER									
1 SALARIES & WAGES 2ND QUARTER		\$32,896.89	5-01-20-176-000-011	B	Salaries and Wages-Mun. Court	R	07/07/25	07/15/25		2ND QUARTER	N
2 OVERTIME 2ND QUARTER		\$297.64	5-01-20-176-000-011	B	Salaries and Wages-Mun. Court	R	07/07/25	07/15/25		2ND QUARTER	N
3 PROSECUTOR		\$5,115.00	5-01-25-275-001-111	B	Municipal Prosecutor	R	07/07/25	07/15/25		2ND QUARTER	N
4 PUBLIC DEFENDER		\$2,400.00	T-17-56-286-000-837	B	RESERVE-PUBLIC DEFENDER	R	07/07/25	07/15/25		2ND QUARTER	N
5 TRANSFER MATTER		\$500.00	5-01-25-275-001-111	B	Municipal Prosecutor	R	07/07/25	07/15/25		2ND QUARTER	N
6 ADMINISTRATIVE FEE		\$2,500.00	5-01-20-176-000-199	B	Miscellaneous	R	07/07/25	07/15/25		2ND QUARTER	N
7 POSTAGE		\$133.31	5-01-20-176-000-022	B	Postage and Express Charges	R	07/07/25	07/15/25		2ND QUARTER	N
8 LANGUAGE LINE		\$296.40	5-01-20-176-000-111	B	Interpretor/Outside Help	R	07/07/25	07/15/25		2ND QUARTER	N
9 EQUIPMENT & SUPPLIES		\$820.62	5-01-20-176-000-036	B	Office Supplies	R	07/07/25	07/15/25		2ND QUARTER	N
		\$44,959.86									
	Vendor Total:	\$44,959.86									
T1886	TWINCO SUPPLY CO., INC										
25-00808	06/17/25	LARGE TRASH BAGS									
1 L48225 - 40X48 TRASH BAGS		\$537.12	5-01-20-125-001-035	B	Paper Products/Janitorial	R	06/17/25	07/15/25		02562600	N
	Vendor Total:	\$537.12									
USBAN040	U.S. BANK NATIONAL ASSOCIATION										
25-00948	07/16/25	JUNE 2025 3508/6091/3105/8670									
1 WAWA FUEL PURCHASE CARD 609		\$26.25	5-01-26-315-001-131	B	Vehicle Maint. - Police	R	07/16/25	07/16/25		E4CE19596854D68N	
2 EXXON FUEL PURCHASE CARD 609		\$31.19	5-01-26-315-001-131	B	Vehicle Maint. - Police	R	07/16/25	07/16/25		9020943	N
3 AMAZON ORDER CARD 6091		\$23.48	5-01-25-240-001-116	B	Traffic Bureau	R	07/16/25	07/16/25		148854439339469	N
4 NATIONAL NIGHT OUT CARD 6091		\$326.00	5-01-25-240-001-119	B	Community Policing	R	07/16/25	07/16/25		36286	N
5 AMAZON PURCHASE CARD 3105		\$23.12	5-01-26-290-001-050	B	DPW Work Equipment	R	07/16/25	07/16/25		146744894745383	N
6 AMAZON PURCHASE CARD 3105		\$26.99	5-01-28-369-001-139	B	Mower Repairs	R	07/16/25	07/16/25		591165229501061	N
7 AMAZON PURCHASE CARD 3105		\$39.69	5-01-28-369-001-139	B	Mower Repairs	R	07/16/25	07/16/25		269473639704235	N
8 AMAZON PURCHASE CARD 3105		\$29.80	5-09-55-501-001-507	B	Uniforms & Safety Equipment	R	07/16/25	07/16/25		498002714105809	N
9 AMAZON PURCHASE CARD 3105		\$386.97	5-01-28-369-001-140	B	Landscape Maintenance	R	07/16/25	07/16/25		492911585701818	N
10 SAILBOATS STAMPS CARD 8670		\$562.55	5-01-30-421-001-022	B	Postage & Express Charges	R	07/16/25	07/16/25		740604	N
11 SAILBOATS COIL USPS CARD 8670		\$336.00	5-01-30-421-001-022	B	Postage & Express Charges	R	07/16/25	07/16/25		A0000000031010	N
12 AMAZON PURCHASE CARD 8670		\$14.20	5-01-20-125-001-036	B	Office Supplies	R	07/16/25	07/16/25		482276360591439	N
13 AMAZON PURCHASE CARD 8670		\$99.95	5-01-20-125-001-036	B	Office Supplies	R	07/16/25	07/16/25		91699181604243	N
14 IDENTOGO CARD 8670		\$25.73	T-12-56-286-000-885	B	CULTURAL ARTS/SHAKESPEARE IN	R	07/16/25	07/16/25		496601890019	N
15 IDENTOGO CARD 8670		\$25.73	T-12-56-286-000-885	B	CULTURAL ARTS/SHAKESPEARE IN	R	07/16/25	07/16/25		496601891602	N
16 MY PARKING PERMIT CARD 8670		\$276.80	5-01-20-125-001-023	B	Printing & Stationary	R	07/16/25	07/16/25		MPP259372	N

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Contract Acct Description Type	PO Type Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
USBAN040	U.S. BANK NATIONAL ASSOCIATION	<i>Account Continued</i>							
17 STAPLES PURCHASES CARD 8670		\$24.99 5-01-20-125-001-023	B Printing & Stationary	R	07/16/25	07/16/25		369085671	N
18 AMAZON ORDER CARD 8670		\$73.48 5-01-20-120-001-199	B Miscellaneous	R	07/16/25	07/16/25		462638228575467	N
19 AMAZON ORDER CARD 8670		\$36.88 5-01-20-120-001-053	B EQUIPMENT	R	07/16/25	07/16/25		458787747442630	N
20 AMAZON ORDER CARD 8670		\$26.02 5-01-20-125-001-035	B Paper Products/Janitorial	R	07/16/25	07/16/25		458787747442630	N
21 IDENTOGO CARD 8670		\$25.73 T-12-56-286-000-885	B CULTURAL ARTS/SHAKESPEARE IN	R	07/16/25	07/16/25		496601896931	N
22 WALMART CARD 8670		\$4.97 5-01-20-125-001-036	B Office Supplies	R	07/16/25	07/16/25		200010694609645	N
23 WALMART CARD 8670		\$8.50 5-01-20-120-002-100	B Election Expenses	R	07/16/25	07/16/25		305160683805765	N
24 HOME DEPOT CARD 8670		\$16.93 5-01-20-140-001-054	B Computer/Printers-Hardware & Softwar	R	07/16/25	07/16/25		003743/1521328	N
25 IDENTOGO CARD 8670		\$25.73 T-12-56-286-000-885	B CULTURAL ARTS/SHAKESPEARE IN	R	07/16/25	07/16/25		496601900013	N
26 IDENTOGO CARD 8670		\$25.73 5-01-28-370-002-199	B Miscellaneous	R	07/16/25	07/16/25		496601903306	N
27 STAPLES ORDER CARD 8670		\$23.99 5-01-20-120-001-053	B EQUIPMENT	R	07/16/25	07/16/25		06011203A0000	N
28 IDENTOGO CARD 8670		\$25.73 T-12-56-286-000-885	B CULTURAL ARTS/SHAKESPEARE IN	R	07/16/25	07/16/25		496601903491	N
29 IDENTOGO CARD 8670		\$25.73 5-01-28-370-002-199	B Miscellaneous	R	07/16/25	07/16/25		496601899303	N
30 IDENTOGO CARD 8670		\$25.73 5-01-28-370-002-199	B Miscellaneous	R	07/16/25	07/16/25		496601903315	N
31 STAPLES CARD 8670		\$32.98 5-01-20-125-001-036	B Office Supplies	R	07/16/25	07/16/25		06011203A00000	N
32 STAPLES CARD 8670		\$640.87 5-01-20-125-001-036	B Office Supplies	R	07/16/25	07/16/25		7659413665	N
33 STAPLES CARD 8670		\$31.20 5-01-20-125-001-036	B Office Supplies	R	07/16/25	07/16/25		7659413665	N
		\$3,329.64							
	Vendor Total:	\$3,329.64							
UNIFI005	UNIFIRST CORPORATION								
25-00895	07/07/25	UNIFORM ADVANTAGE JUNE 2025							
1 INV 1260753391 06/05/2025		\$57.68 5-09-55-501-002-507	B Uniforms & Safety Equipment	R	07/07/25	07/15/25		1260753391	N
2 INV 1260756483 06/12/2025		\$57.68 5-09-55-501-002-507	B Uniforms & Safety Equipment	R	07/07/25	07/15/25		1260756483	N
3 INV 1260760255 06/19/2025		\$57.68 5-09-55-501-002-507	B Uniforms & Safety Equipment	R	07/07/25	07/15/25		1260760255	N
4 INV 1260763000 06/26/2025		\$57.68 5-09-55-501-002-507	B Uniforms & Safety Equipment	R	07/07/25	07/15/25		1260763000	N
		\$230.72							
	Vendor Total:	\$230.72							
U0061	USALCO, LLC								
25-00055	01/13/25	RES 2023-211 ALUM SULFATE YR 2							
4 INV 910177845 ALUM SULFATE LIQ		\$5,846.82 5-09-55-501-002-542	B Aluminum Sulfate	R	01/13/25	07/15/25		910177845	N
	Vendor Total:	\$5,846.82							
VECTO010	VECTOR SECURITY, INC.								
25-00053	01/13/25	FIRE ALARM SYSTEM WTP 2025							

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
VECTO010	VECTOR SECURITY, INC.	<i>Account Continued</i>									
8 ENHANCED COMM	7/17/25-10/16/25	\$90.00	5-09-55-501-001-503	B	Water Plant Maintenance	R	01/13/25	07/15/25		76279150	N
9 INSP FIRE SYS	7/17/25-10/16/25	\$122.55	5-09-55-501-001-503	B	Water Plant Maintenance	R	01/13/25	07/15/25		76279150	N
10 MONITOR FIRE	7/17/25-10/16/25	\$105.00	5-09-55-501-001-503	B	Water Plant Maintenance	R	01/13/25	07/15/25		76279150	N
		\$317.55									
Vendor Total:		\$317.55									
V0019	VERIZON										
25-00888	07/07/25		ACT 741-0001-46 JUNE 30								
1 ACT 741-0001-46 JUNE 30		\$426.26	5-01-20-140-001-060	B	Internet Services and Web Services	R	07/07/25	07/15/25		01-46-06302025	N
Vendor Total:		\$426.26									
V0022	VERIZON WIRELESS										
25-00933	07/14/25		INV6117995386 7/8/25								
1 INV6117995386 7/8/25		\$266.17	5-01-31-440-001-079	B	Telephone-VERIZON WIRELESS	R	07/14/25	07/15/25		6117995386	N
Vendor Total:		\$266.17									
VIKIN005	VIKING TERMITE & PEST CONTROL										
25-00916	07/09/25		JULY 2025 SRVS PD								
1 INV 902987648-JULY 2025 SRVS		\$23.70	5-01-26-310-001-029	B	Maintenance Contracts	R	07/09/25	07/15/25		902987648	N
Vendor Total:		\$23.70									
W0071	WASTE MGMT OF NEW JERSEY, INC.										
25-00318	03/11/25		DUMPSTER RES2020-136TO 7/31/25			B					
30 INV 3271947-0502-3 7/01/25		\$289.26	5-01-26-305-001-029	B	Contract-Dumpsters	R	06/09/25	07/15/25		3271947-0502-3	N
31 INV 3271945-0502-7 7/01/25		\$579.15	5-01-26-305-001-029	B	Contract-Dumpsters	R	06/09/25	07/15/25		3271945-0502-7	N
32 INV 3271945-0502-7 7/01/25		\$385.74	5-01-26-305-001-029	B	Contract-Dumpsters	R	07/08/25	07/15/25		3271945-0502-7	N
33 INV 3271946-0502-5-7 7/01/25		\$1,544.38	5-01-26-305-001-029	B	Contract-Dumpsters	R	07/08/25	07/15/25		3271946-0502-5	N
34 INV 3271946-0502-5-7 7/01/25		\$633.78	5-01-26-305-001-029	B	Contract-Dumpsters	R	07/08/25	07/15/25		3271946-0502-5	N
		\$3,432.31									
Vendor Total:		\$3,432.31									

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
CURRENT FUND	4-01	\$800.00	\$0.00	\$800.00	\$0.00	\$0.00	\$0.00
CURRENT FUND	5-01	\$164,579.00	\$0.00	\$164,579.00	\$0.00	\$0.00	\$0.00
	5-09	\$58,157.93	\$0.00	\$58,157.93	\$0.00	\$0.00	\$0.00
	5-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,798.50
	Year Total:	\$222,736.93	\$0.00	\$222,736.93	\$0.00	\$0.00	\$1,798.50
GENERAL CAPITAL	C-04	\$1,900.00	\$0.00	\$1,900.00	\$0.00	\$0.00	\$0.00
WATER/SEWER CAPITAL	C-08	\$12,858.00	\$0.00	\$12,858.00	\$0.00	\$0.00	\$0.00
	Year Total:	\$14,758.00	\$0.00	\$14,758.00	\$0.00	\$0.00	\$0.00
TRUST OTHER - FUND #12	T-12	\$128.65	\$0.00	\$128.65	\$0.00	\$0.00	\$0.00
PUBLIC DEFENDER TRUST FU	T-17	\$2,400.00	\$0.00	\$2,400.00	\$0.00	\$0.00	\$0.00
	Year Total:	\$2,528.65	\$0.00	\$2,528.65	\$0.00	\$0.00	\$0.00
Total Of All Funds:		\$240,823.58	\$0.00	\$240,823.58	\$0.00	\$0.00	\$1,798.50

Project Description	Project No.	Rcvd Total
480 MERCER STREET WAREHOUSE	2022-06	\$225.00
Football field & Tennis Courts	2025-01	\$240.00
207 Grant Ave - Habitat House	207GRANT	\$1,001.00
Engineering Review-Access Road	ACCROAD25	\$332.50
Total Of All Projects:		<hr/> \$1,798.50

Date: July 21, 2025

To: Mayor and Council

From: Finance Office

Re: Manual Bill List for 7/21/2025

<u>CURRENT ACCOUNT</u>	<u>DATE ISSUED</u>	<u>PO #</u>	<u>CHECK #</u>	<u>Amount</u>
HURRICANE HARBOR NEW JERSEY	7/2/2025	25-00884	38347	\$ 2,509.60
TOTAL				<u>\$ 2,509.60</u>
 <u>WATER AND SEWER OPERATING</u>				
STATE OF NJ - SFWTR	7/8/2025	25-00905	17020	\$ 438.24
TOTAL				<u>\$ 438.24</u>
 <u>ESCROW</u>				
TOTAL				<u>\$ -</u>
 <u>GRANT</u>				
TOTAL				<u>\$ -</u>
 <u>TRUST- OTHER</u>				
TOTAL				<u>\$ -</u>
 <u>ANIMAL CONTROL TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>LAW ENFORCEMENT TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>UNEMPLOYMENT TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>PUBLIC DEFENDER TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>TAX LIEN TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>GENERAL CAPITAL</u>				
TOTAL				<u>\$ -</u>
 <u>WATER AND SEWER CAPITAL</u>				
TOTAL				<u>\$ -</u>
 MANUAL TOTAL				 <u>\$ 2,947.84</u>

Borough of Hightstown
County of Mercer

Resolution 2025-143

A RESOLUTION OF SUPPORT FOR THE AMERICA'S 9/11 RIDE

WHEREAS, Hightstown Borough, has been privileged to be a pass-through town of the America's 9/11 Ride for several years; and

WHEREAS, the America's 9/11 Ride began in November of the year 2001 to honor those who died in the September 11, 2001, attacks on America's citizens, and those who protect us in our daily lives; and

WHEREAS, the America's 9/11 Ride is sponsored by the Americas 9/11 Foundation which was founded in 2004; and

WHEREAS, the America's 9/11 Ride is well attended by the citizens of Hightstown Borough and its neighboring communities; and

WHEREAS, the America's 9/11 Ride consists of active Police, Fire and EMTs; and

WHEREAS, the 2025 ride will take place August 14th – August 17th with the ride passing through Hightstown on August 16th; and

WHEREAS, the Borough of Hightstown is in full support of the America's 9/11 Ride and is honored that the ride continues to pass through the community as part of its national route.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Borough and its residents express their full support for the America's 9/11 Ride and respectfully welcome its continued passage through the community.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-144

**ESTABLISHING AN APPLICATION PERIOD END DATE FOR RETAIL CANNABIS
LICENSE APPLICATIONS**

WHEREAS, on June 16, 2025, the Borough Council of the Borough of Hightstown duly adopted an ordinance permitting and regulating retail cannabis establishments (Class 5) within the Borough in accordance with the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act; and

WHEREAS, the ordinance became effective upon final publication on June 20, 2025, at which time the Borough Clerk was authorized to begin accepting complete applications for retail cannabis licenses; and

WHEREAS, the Borough of Hightstown has established a Cannabis Advisory Committee (“CAC”) to review submitted applications and provide recommendations to the Borough Council for consideration and potential approval; and

WHEREAS, in order to ensure an orderly and fair review process, the Borough Council finds it necessary to establish a definitive closing date for the submission of Class 5 retail cannabis establishment applications.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown, County of Mercer, State of New Jersey, as follows:

1. The Borough hereby establishes October 1, 2025, 4:00 p.m. as the deadline for submitting complete applications for Class 5 retail cannabis licenses.
2. Only Class 5 applications that are complete and received by the Borough Clerk by 4:00 p.m., October 1, 2025, shall be considered for review by the Cannabis Advisory Committee.
3. Following the close of the Class 5 application period, the Cannabis Advisory Committee shall review all timely and complete applications received and make its formal recommendations to the Borough Council.
4. This resolution applies only to Class 5 retail cannabis license applications. Applications for all other license classes – Class 1 (Cultivator), Class 2 (Manufacturer), Class 3 (Wholesaler), and Class 4 (Distributor) – will continue to be accepted and reviewed on a rolling basis, in accordance with the Borough of Hightstown’s established procedures.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-145

**RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE
COUNTY OF MERCER, DESIGNATING NON-CONDEMNATION AREA
IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), municipalities may undertake studies to determine whether certain properties should be designated as an “area in need of redevelopment”; and

WHEREAS, by Resolution No. 2025-70, adopted March 17, 2025, the Borough Council (the “**Borough Council**”) of the Borough of Hightstown (the “**Borough**”) authorized and directed the Borough’s Planning Board (the “**Planning Board**”) to undertake a preliminary investigation (the “**Study**”) to determine whether the property identified as Block 48, Lots 26, 27, 32, 33, 34 & 35 on the Borough’s tax maps (collectively, the “**Study Area**”) meets the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment; and

WHEREAS, at the direction of the Planning Board, Brian Slaugh, PP, AICP (the “**Planner**”), of the firm Clarke Caton Hintz, undertook the Study and prepared a report, dated June 9, 2025, and entitled “Preliminary Investigation - Area in Need of Non-Condemnation Redevelopment – Mercer Street Warehouse Study” (the “**Report**”); and

WHEREAS, on June 9, 2025, the Planning Board reviewed the Report, heard testimony from the Planner, and conducted a public hearing concerning the potential designation of the Study Area as an area in need of redevelopment; and

WHEREAS, the Planner concluded in the Report, and testified to the Planning Board on June 9, 2025, that the properties in the Study Area satisfy certain criteria for redevelopment area designation set forth in Section 40A:12A-5d and h of the Redevelopment Law; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board determined that the Study Area satisfies the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment and determined that it would recommend that the Borough Council so designate the Study Area; and

WHEREAS, on July 14, 2025, the Planning Board adopted Resolution 2025-09 concerning the endorsement of the findings and recommendations set forth in the Study; and

WHEREAS, the Borough Council agrees with the conclusions of the Planning Board that the Study Area satisfies the criteria for redevelopment area designation set forth in the Redevelopment Law and the Borough Council finds that such conclusion is supported by substantial evidence; and

WHEREAS, the Borough Council now desires to designate the Study Area as a Condemnation Redevelopment Area, pursuant to *N.J.S.A. 40A:12A-6*.

Borough of Hightstown
County of Mercer

Resolution 2025-145

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Borough Council accepts the recommendations and conclusions of the Planning Board and finds same are supported by substantial evidence.

Section 3. Based upon the findings and recommendations of the Planning Board, and the Borough Council's conclusion that such findings and recommendation are supported by substantial evidence, the Study Area is hereby designated as an area in need of redevelopment.

Section 4. In connection with the redevelopment of such area, the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in an area in need of redevelopment, except for the power of eminent domain.

Section 5. This resolution shall take effect immediately.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk



DRAFT

Preliminary Investigation

Area in Need of Non-Condensation Redevelopment

Mercer Street Warehouse Study



JUNE 9, 2025

Hightstown Borough, Mercer County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608



Preliminary Investigation

Area in Need of Non-Condensation Redevelopment

Mercer Street Warehouse Study

Hightstown Borough, Mercer County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, as a Non-Condensation Preliminary Investigation by the Planning Board on June 9, 2025.

Designated an Area in Need of Non-condensation Redevelopment by the Borough Council of the Borough of Hightstown on _____, 2025.

Prepared for Hightstown Borough by:

Clarke Caton Hintz

Brian Slauch, PP, AICP
Principal-in-Charge
NJ Professional Planner License No. 3743

Jason Pene Jr., BCEP
Planner

A signed and sealed copy of this document is available at the office of the Borough Clerk.



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Appendix A – Borough Resolution #2025-70

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INTRODUCTION

The Borough Council of Hightstown directed the Planning Board, pursuant to Resolution #2025-70 (Appendix A), adopted on March 17, 2025, to conduct a preliminary investigation to determine whether a single tract of privately-owned property located at 460 Mercer Street (also known as NJ Route 33) qualifies as an *area in need of non-condemnation redevelopment* (AINR), pursuant to the criteria established at N.J.S.A. 40A:12A-1, *et seq.*, known as the “Local Redevelopment and Housing Law” (“LRHL”). Subsequent to and in accordance with the Borough Council resolution, the Planning Board directed the office of the Borough Planner to undertake such a study.

This report, which constitutes a *Preliminary Investigation*, is the statutorily enabled vehicle by which the Planning Board may respond to the Borough Council’s request to study the area in question. This study includes a description of the existing conditions of the study area, depicted through photography, written narratives and data analysis. The information gathered is compared to the criteria contained within the LRHL and, based on that comparison, a recommendation is made as to whether it should be formally identified as an AINR.

Statutory Authority and Process

Under New Jersey’s LRHL municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The Borough of Hightstown is required to follow the statutorily defined process set forth in the LRHL. This process may result in the adoption of a redevelopment plan, which is typically a new set of development regulations, and allows the municipality to adopt other land development regulations and use fiscal tools to overcome the impediments to development and redevelopment identified in the Preliminary Investigation that have led to the existing conditions of the property.

NJ Local Redevelopment and Housing Law: *Redevelopment Process*

- Borough Council directs the Planning Board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- Borough Council decides whether this is condemnation or non-condemnation redevelopment.
- Planning Board conducts an investigation and holds a public hearing on the proposed redevelopment area designation.
- Based on the Planning Board’s recommendation, Borough Council may designate all or some of the study area as an “area in need of redevelopment”.
- The Borough Council prepares a redevelopment plan for the area, or directs the Planning Board to prepare the plan.
- The Borough Council adopts the redevelopment plan.
- The Borough Council or another public agency/ authority designated as the “redevelopment entity” that oversees the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implements the redevelopment plan.

LOCATION AND EXISTING CONDITIONS

The Mercer Street Warehouse Study Area (*Study Area*) consists of one property located at 460 Mercer Street and is also known as Block 48; Lots 26, 27, 32-35 of Hightstown Borough and lies on the border of East Windsor Township. The land and a portion of the building extend into East Windsor and constitute Block 53.03, Lot 106 in this municipality. The Study Area is approximately 16.56 acres. The current warehouse and manufacturing facility is approximately 324,000 square feet (7.44 acres) including that portion in East Windsor. The tallest portion of the building is approximately 38 feet. The property fronts Mercer and Summit Streets.

Mercer Street Warehouse, LLC, owns the property and is currently operating the facility as a warehouse and manufacturing facility for the importation and distribution to U.S. retailers of dry and soft goods. A portion of the facility is leased to a third party who fills pillows with fibers, also imported, and the pillows are sewn once filled. At one time the company employed more seamstresses to add appliqué to soft goods but these are now undertaken by the overseas manufacturers of the pillows and other soft goods. The company has completed a new warehouse/manufacturing building in Roxbury Township, western Morris County and is nearing completion of a second facility in Freehold Township, Monmouth County, which are purpose designed for the type of operations now being undertaken in Hightstown. The two new facilities will be sufficient for the needs of the company.

The Mercer Street building was constructed over many decades resulting in varying construction materials and methods, floor heights, ceiling heights, loading dock levels, electrical systems, heating systems, and fire suspension systems. Aside from some offices, the building is not air conditioned and thus lacks both cooling and humidity control.

The building may have started as a steel can manufacturing plant. Aerial photography suggests that industrial uses were first taking place around 1947; prior to that the use was agricultural. Surmising from what little information is available, it appears that the can manufacturing facility in Hightstown was sold to Minute Maid to prepare and can their signature frozen orange concentrate in 1966. Hightstown would be a very good location for the plant, located as it was on a freight rail line at the time and close to Exit 8 of the NJ Turnpike for easy access to supplies and distribution of product to New York, Philadelphia and the rest of the Eastern Seaboard.

Minute Maid Orange concentrate derived from a vacuum dehydration process invented during World War II¹. While the war ended before the process could be used to bring fresher food to military personnel, it led to the development of consumer products, such as orange juice

¹ - https://en.wikipedia.org/wiki/Minute_Maid, accessed May 27, 2025.

concentrate that allowed year-round juice to be made at home through-out the country. It proved to be very popular and in the late 1940's and early 1950's the concentrate had to be rationed to stores because there was insufficient canning capacity. In 1960, the Coca-Cola company purchased Minute Maid and still owns the brand today.

What is unquestionably true, however, is that by 2006, the Coca-Cola company found that the Hightstown plant no longer met its needs for producing frozen concentrate (and the by-now expanded Minute Maid brand) and the property was sold to the present owners. Coca-Cola found the property obsolete two decades ago for what the building had been designed and used for over many decades.

Nearby Land Use

The area surrounding the Study Area consists of 12 single-family detached dwellings adjacent to the site on the north side of the facility. An 8-foot tall brick wall separates the facility from these properties that are part of a neighborhood that stretches northward through the western half of Hightstown. To the east on both sides of Mercer Street (NJ-33), there is a mixture of residential and commercial uses, including a transmission shop and liquor store directly adjacent to the Study Area, a beauty salon to the east, laundromat, and seven businesses in a strip mall directly across the highway. The site is also across the street from the Hightstown Police Department and approximately 1,300 ft. from Hightstown High School. The adjacent parcel in East Windsor Township contains about 15,000 sf. of the building and truck parking and trailer storage with a significant area in wetlands.

No floodplains are located within the property according to FEMA flood maps, and the site is not on the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site List. Though, the adjacent lots in East Windsor (not subject to this study) also owned by Mercer Street Warehouse, LLC do include wetlands.

EXISTING ZONING, PLANNING DOCUMENTS AND OTHER DATA

Highway Commercial (HC)

The Study Area is located within Hightstown's Highway Commercial (HC) zoning district. Highway Commercial uses in the HC district include:

- Any principal use permitted in the DTC Downtown Core;
- Retailing and service establishments with incidental outdoor operations;
- Movie theater, bowling alley, gymnasiums, tennis centers, roller skating rinks and similar recreational and cultural facilities conducted within an enclosed building;
- Lumber yards;
- Heating oil distribution facilities;
- Motor vehicle body and repair shops, subject to the conditions of §28-10-13; and
- Cannabis manufacturing (as a conditional use).

The present use is consequently non-conforming under the zoning regulations applied to the property.

2012 Rt. 33 Corridor Study

In 2012, East Windsor and Hightstown collaborated on a joint planning effort entitled, “Route 33 Corridor Revitalization Plan”. This examined land use along the Rt. 33 corridor from its southern intersection with Rt. 130 in East Windsor northward to Summit Street in Hightstown and encompassed the property that is the subject of this preliminary investigation, as well as that portion located in the Township. The corridor plan called for the redevelopment of the site into a Planned Campus Development with permitted uses including, “office, an assisted living facility and a YMCA or comparable recreational facility”. Two greenway pathway systems are also proposed, one along the former Amboy and Camden rail alignment and the other skirting the boundary between the existing industrial use and the residential neighborhood.

2014 Master Plan Reexamination Report

Hightstown’s 2014 Master Plan Reexamination Report emphasizes the influence the study site (referred to as the “Minute Maid site” in the re-examination) has over the surrounding area due to its large size. Due to this unique set of circumstances and where the site is situated, the re-examination recommends:

-any use, permitted on the site, either through a variance application, settlement discussion or re-zoning, must take into consideration the Borough’s intention to revitalize this area with high valued commercial ratables, with a transition zone abutting the existing residential zones (Hightstown 2014 Master Plan Re-examination Report).

While the current use of the site does have exemption from the HC zoning and permission to operate its current light manufacturing operations, it is still inconsistent with Hightstown’s zoning and planning objectives.

Smart Growth Area

The entirety of the Study Area has been designated a Town Center in Planning Area 2: Suburban Planning Area. The Center designation and this planning area constitutes a “Smart Growth Area” as characterized by the New Jersey State Development and Redevelopment Plan (“State Plan”). The State Plan differentiates areas within the State to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f)).

The State Plan characterizes areas relative to the State's preference for development and redevelopment and where coordination and resources should be focused as different "planning areas". Furthermore, the Office of Planning Advocacy has aggregated the most preferential areas (planning areas) for growth and development within a map depicting Smart Growth Areas:

"Smart growth area" means an area designated pursuant to P.L. 1985, c. 398 (C. 52:18A-196 et seq.) as Board Area 1 (Metropolitan), Planning Area 2 (Suburban), a designated center, or a designated growth center in an endorsed plan; a smart growth area and planning area designated in a master plan adopted by the New Jersey Meadowlands Commission pursuant to subsection (i) of section 6 of P.L. 1968, c. 404 (C. 13:17-6); a growth area designated in the comprehensive management plan prepared and adopted by the Pinelands Commission pursuant to section 7 of the "Pinelands Protection Act," P.L. 1979, c. 111 (C. 13:18A-8); an urban enterprise zone designated pursuant to P.L. 1983, c. 303 (C. 52:27H-60 et seq.) or P.L. 2001, c. 347 (C. 52:27H-66.2 et al.); an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C. 40A:12A-5 and 40A:12A-6) and as approved by the Department of Community Affairs; or similar areas designated by the Department of Environmental Protection.

The LRHL considers the location of a redevelopment study area relative to the NJ State Plan policies, as embodied in the State Plan's planning areas, for the purposes of determining whether a study area should be designated as an Area in Need of Redevelopment. The entirety of the Study Area is designated a Town Center and within the Metropolitan Planning Area, Planning Area 2, which is considered a "Smart Growth Area" by the State Plan.

Cranbury Township

Monroe Township

East Windsor Township

Hightstown Borough

Robbinsville Township

Millstone Township



Clarke Caton Hintz



Architecture

Planning

Landscape Architecture

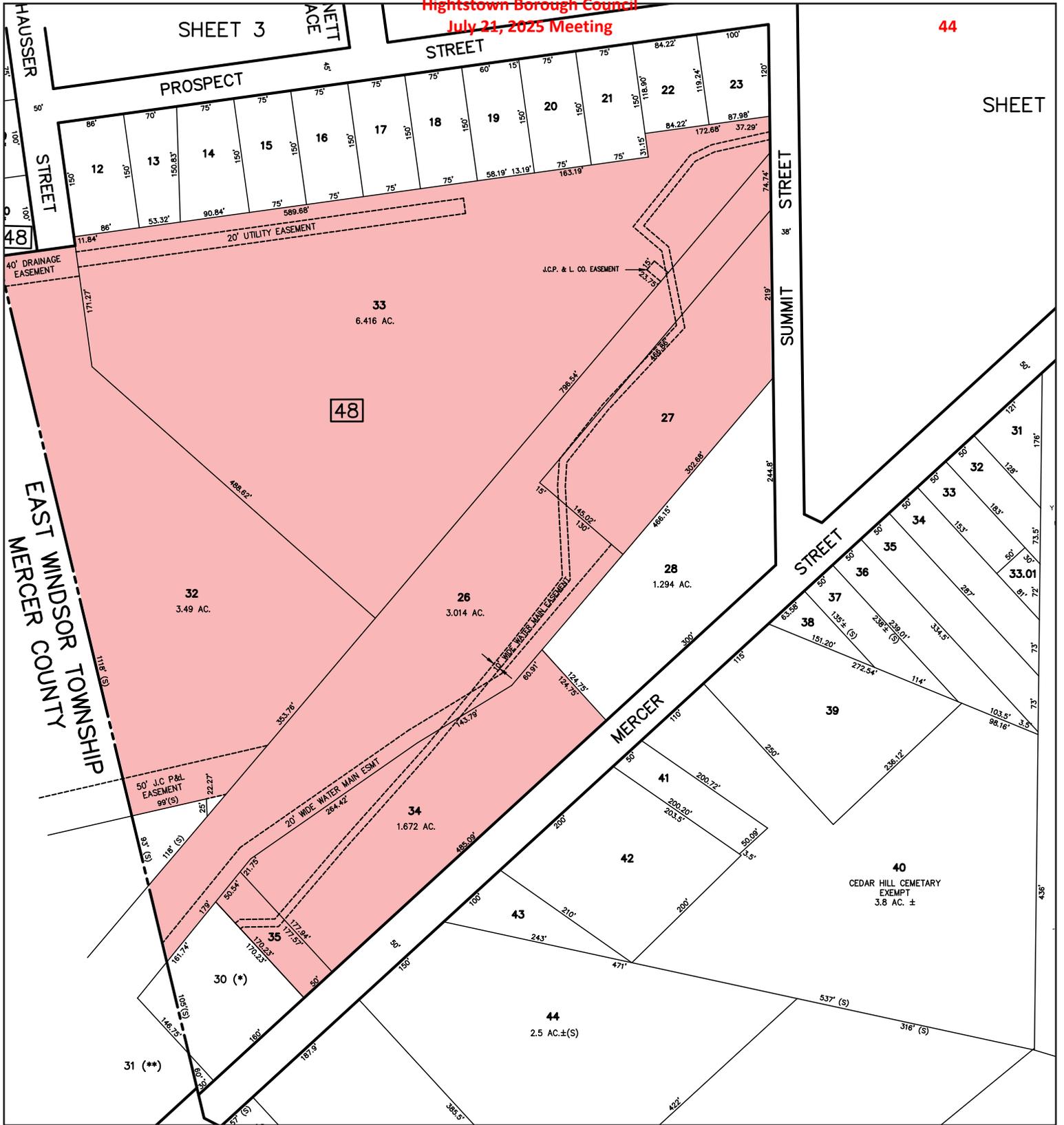
Mercer Street Warehouse INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Study Area Location

LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
April 2025

SOURCE:
Aerial Imagery
Nearmap (October 5, 2024)



MERCER STREET WAREHOUSE
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

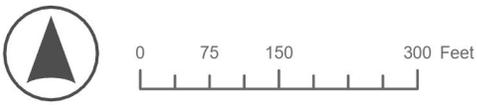
SOURCE:
Hightstown Borough Tax Maps, Sheet 5

Clarke Caton Hintz ● ● ■
Architecture
Planning
Landscape Architecture

Tax Map: Block 48, Lot (s) 26, 27, 32-35

LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
April 2025



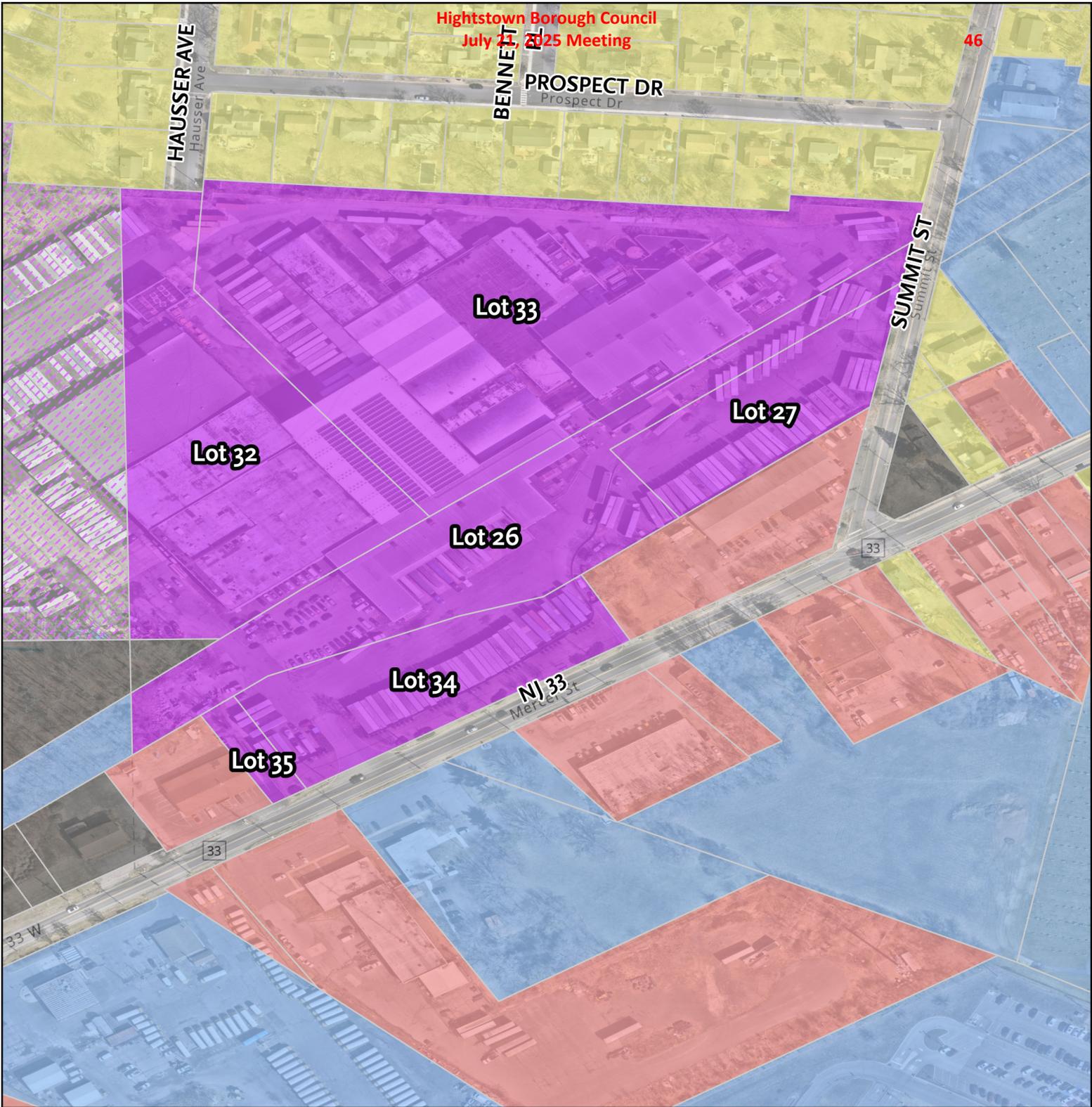
Mercer Street Warehouse
 Block 48, Lots 26, 27, 32, 33, 34, and 35
Study Area Boundary

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

LOCATION:
 Hightstown Borough, Mercer County, NJ

DATE:
 May 2025

SOURCE:
 Aerial Imagery
 Nearmap (October 5, 2024)



Clarke Caton Hintz



Architecture

Planning

Landscape Architecture

Mercer Street Warehouse
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Existing Land Use by Class

LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
April 2025

SOURCE:
Aerial Imagery
Nearmap (October 5, 2024)

APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provide the basis for the determination of an area in need of redevelopment (AINR). Although there are a variety of factors that could apply to an area, an area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria. These criteria are commonly identified by the letter (a-h) corresponding to the paragraphs of Section 5 of the LRHL. They relate to the impact of a particular area on public health, safety and welfare, primarily through conditions of deterioration, obsolescence, disrepair and faulty designs. The absence of use and an area's relationship to an Urban Enterprise Zone or "smart growth" area are also addressed in the criteria.

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions of study areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a "redevelopment area" or "area in need of redevelopment" to include:

"...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

Redevelopment Criteria "a" through "d" (N.J.S.A. 40A:12A-5)

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

CRITERION “D” FINDINGS

The Study Area meets criterion “d” pursuant to the NJ Local Redevelopment and Housing Law, which states:

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Deleterious Land Use

A deleterious land use is one that is harmful and damaging. While the use of the Study Area for a warehouse/manufacturing facility is not in and of itself harmful or damaging, the way the site is utilized is damaging to the environmentally sensitive lands on and adjacent to the property. Wetlands that occupy the property for the majority of the tract in East Windsor have been found to be habitat for wood turtle, an endangered species (see Appendix E). The wetlands receives untreated stormwater directly from paved surfaces on the site and transmits the stormwater directly west and south into the wetlands with no freshwater transition area at the edge of pavement northwest.

Obsolete Layout

The warehouse was constructed over multiple decades and a myriad of construction methods leading to the facility layout not being conducive to the warehouse and manufacturing use that currently occupies it. The building is made up of 13 different warehouses (warehouses 1-12 and 88) of varying sizes and ceiling heights, a packing area, a shipping and receiving area, and several smaller rooms for miscellaneous uses. A survey showing the layout of the site is included as Appendix C. Modern warehouse

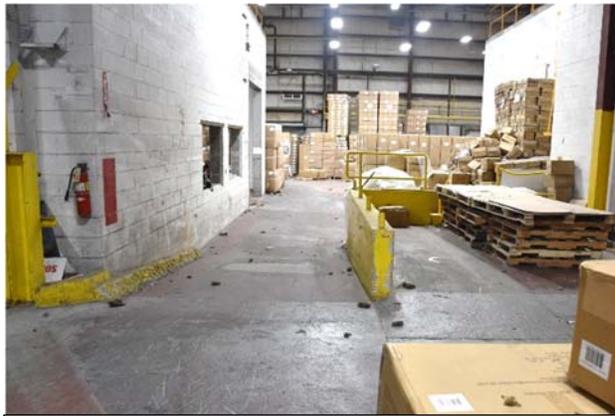
Redevelopment Criteria “e” through “h” (N.J.S.A. 40A:12A-5)

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of real property therein or other conditions, resulting in the stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) (*subject to limited redevelopment powers*)
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

construction is most typically designed as a rectangle for ease of access/circulation for shipping and receiving², while the study area site is an amalgamation of additions built over time.



Internal walls create blind spots.



Ramps carry forklifts between floor heights.

This odd layout and use of the shape of the site lead to an overall inefficient design for such a facility. The conditions of the layout lead to a cluttered and heavily congested interior of the facility. The problems that stem from this are exacerbated by the twists, turns, and transitions of the building's layout. The current operations of the facility require machinery such as forklifts to be driven around the building and the patchwork nature of the building's layout creates blind spots around corners and requires internal ramps which can cause operation to be more difficult than in a facility with a more modern design. Internal ramps while carrying loads mean the driver's eyes are tilted upwards or downwards for periods of time while negotiating the ramps instead of always being focused straight ahead. The inefficient racking and boxes around the facility only create more tight corners and blind spots. The photos on the left show an example of a cluttered hallway that passes through three smaller warehouses and an incline

that forklifts must pass through. The layout can also cause truck circulation around the exterior of the building to be difficult and inefficient as well. The building's design, construction, and site layout present significant and likely irreparable problems without a complete renovation or the facility's demolition and a reconstruction of the building and site work. Consequently, both the site and the facility exhibit obsolete characteristics that satisfy redevelopment Criterion 'd'.

² <https://pallitegroup.com/en/news/guide-to-warehouse-layout-types/>

In addition, the current operations require hanging screens to prevent pillow fibers from escaping the stuffing area. The screening, however, is ineffective. Fibers escape, as can be seen on the floor in the photo to the right (as well as the photo of the ramp above) and make their way onto the floor and into the rafters. The screen also must be regularly opened to move the pillows from the filling area to the packaging area and this also lets fibers escape. This is another example of the facility's obsolescence.



Fibers on facility floor.

Furthermore, reusing the site for warehouse and manufacturing purposes would conflict with Borough zoning. Considering the surrounding land uses and other constraints detailed in this report, a less intensive use is recommended. Additionally, the availability of modern warehouse/industrial space in New Jersey has grown substantially since 2020, with nearly 11 million square feet completed in 2024 alone, over five million of which remain vacant³. Therefore, there is no justification for occupying such a faulty arranged facility for warehouse/light manufacturing when an increasing amount of modern space is readily available and has, in fact, been built by the owner itself for its future use.



Extreme ponding in the loading court.

Dilapidation - Ponding

As seen in the photos at left and below, multiple areas around the perimeter of the facility are prone to severe ponding. Insufficient stormwater management may lead to compounding issues over time as the infrastructure increasingly deteriorates and creates problems for the trailer traffic that navigates the poor layout of the facility perimeter. The photo pictured to the left is of the Loading Court area, where trailers are constantly moved

³ <https://www.avisonyoung.us/web/new-jersey/industrial-market-report>

in and out by the “yard jockey”. The several inches of ponding pictured here could affect the employee’s ability to perform essential tasks on the trailer and cab, and for moving trailers, and storage of trailers, especially if long term. As of the date the photo was taken, April 4th, 2025, the last time it had rained was overnight on March 31st.



Ponding in gravel outside warehouse 3.

The second photo on the left features a heavily trafficked area of the facility outside warehouse 3, where the deterioration of the gravel over time and insufficient stormwater management has led to several areas of ponding.

In addition to infrastructural concerns, ponding can also provide stagnant breeding ground for mosquitoes, which carry illnesses such as West Nile Virus (WNV).

WNV is just one mosquito born illness with confirmed cases in New Jersey in 2024, and it infected 35 humans leading to 6 deaths according to the New Jersey Department of Health’s 2024 Vector-borne Surveillance Report. Redevelopment of the site would equip the area with modern stormwater infrastructure, improving local health and safety.

Vacant Building Areas

Originally built to be a drink manufacturing, canning and bottling plant, the building contains much unused space where there are large vats that drinks were made and stored, cold storage and the infrastructure to support such equipment. Other portions of the building have been abandoned or have no use besides miscellaneous storage as well, some the largest of which include an entire 2nd floor office and workspace above warehouses 2 and 3, as well as the 2nd floor above the former main entrance. The former 2nd floor office includes several rooms and



Vacant former seamstress area.



Vacant area above former entrance.

a kitchenette next to a larger room (pictured below on the left) that was last use as a seamstress area overlooking “Warehouse 2”.

Utilities

The multiple phases of construction of the facility lead to inconsistent electrical infrastructure throughout. This lack of uniformity is evident in the variety of electrical installations present. Consequently, the mix of different antiquated electrical work types and sizes makes it difficult to determine if all electrical components are currently in use, with some potentially being inactive. Examples of the different electrical work are included in the photos below.



Out of service electrical work.



Out of service electrical work.

Several areas of the facility also show heavy water damage, whether it be rust, mineral deposits etc. The photos below show examples of the various kinds of water damage found throughout the building, especially around pipes that are now out of use. The photo on the left shows water damage, including mineral deposits and rust, that has built up on and around electrical work that is no longer in use. The photo on the right depicts water damage and mold on the exterior of “Warehouse 88”.



Interior mineral deposits.



Exterior water damage.

Overlap with East Windsor Township

The facility currently extends into neighboring East Windsor Township, with a section of the western portion of the site and the northwest corner of the building crossing the municipal boundary. This can be seen on the “Study Area Location Map”, p. __. Redeveloping the site entirely within Hightstown Borough would simplify administrative processes.

SUBSECTION H FINDINGS

“Smart Growth” principles are embodied in the New Jersey State Development and Redevelopment Plan adopted on March 1, 2001 by the State Planning Commission pursuant to the State Planning Act (*N.J.S. 52:18A-196 et seq.*). Hightstown Borough is a Town Center wholly located in Planning Area 2, which is designated by the State Planning Commission as a “Suburban Planning Area”⁴. Metropolitan Planning Areas have also been codified in the lending criteria by the NJ Housing and Mortgage Finance Agency, infrastructure development by the Board of Public Utilities and in the expedited permit review process allowed under the NJ Department of Environmental Protection in smart growth areas (*N.J.S.A. 13:1D-144*).

In order to clarify locations where smart growth policies should be advanced, the New Jersey Office for Planning Advocacy (NJOPA) has developed a smart growth area map. This map distills those areas, from the other areas identified in the State Plan, that are considered to be locations where the State policies advocate for “smart growth.” The map includes Metropolitan (PA1) and Suburban Planning (PA2) planning areas, designated centers, Meadowlands Smart Growth Areas, and Pinelands Growth Areas, Villages and Towns.

Smart Growth is an approach to planning that directs growth to enhance and rebuild existing communities where infrastructure and services are available, supports transit, reduces the number of vehicular trips, limits sprawl, protects the environment and reduces energy consumption. The NJ State Plan identifies “planning areas” and “centers” throughout the State that are used to identify areas by the degree to which growth should be supported and where State and other resources should be focused to support growth.

The Study Area meets criterion “h” pursuant to NJ Local Redevelopment and Housing Law, which states:

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

⁴ - <http://nj.gov/state/planning/maps/smartgrowthareasm.pdf>, accessed May 27, 2025

However, absent any other criteria, criterion “h” is not usually sufficient evidence for a determination that a property should be designated as an area in need of redevelopment, but provides a supporting role for Criterion D in this preliminary investigation.

RECOMMENDATIONS

This report constitutes a preliminary investigation for determining an Area in Need of Redevelopment as directed by the borough Council of Hightstown. It is the conclusion of this preliminary investigation that the Study Area qualifies under the criteria set forth at N.J.S.A. 40A:12A-1 et seq., to be designated as an Area in Need of Redevelopment. Specifically, these criteria are found at:

N.J.S.A. 40A:12A-5.d
N.J.S.A. 40A:12A-5.h

Public Hearing

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the newspaper of record in the municipality once each week for two (2) consecutive weeks. A copy of the notice should be mailed to the last owner of record of each property within the Study Area. The newspaper notice should be published in the official paper.

PLANNING BOARD RECOMMENDATION TO BOROUGH COUNCIL

Once the hearing has been completed, the Planning Board makes a recommendation to the Borough Council that the delineated area, or any part of such an area, should or should not be determined to be an Area in Need of Redevelopment. The Borough Council may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such determination is then sent to each objector who has sent in a written protest.

Redevelopment Plan: *Required Elements* (N.J.S.A. 40A:12A-7.a)

- The plan's relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
- Pursuant to N.J.S.A. 40A:12A-7.c., the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law", N.J.S.A. 40:55D-1 et seq.

CONCLUSION

The Planning Board concludes that the statutory basis for determining the study area to be an Area in Need of Non-Condensation Redevelopment is present and that the public health, safety and welfare would be promoted by designating Block 48; Lots 26, 27, 32-35 on the tax assessment maps of the Borough of Hightstown as such by the Borough Council. A favorable recommendation is made to the Hightstown Borough Council to issue a Determination of an Area in Need of Non-Condensation Redevelopment.

SUBSEQUENT PROCEDURAL STEPS

The Borough Council, once receiving this document and the Planning Board's resolution of adoption and recommendation may then adopt its own resolution determining that the delineated area or portion thereof should be designated a redevelopment area. Once that occurs, the redevelopment area is established once forwarded to the Commissioner of the NJ Department of Community Affairs.

If so designated by the Borough, the next action would be the creation and adoption of a redevelopment plan for the Redevelopment Area. A Redevelopment Plan is adopted by ordinance by the Borough Council before any project is initiated. Depending on the nature of the Redevelopment Plan, it may contain some or all of the land use controls for a particular Redevelopment Area. Furthermore, a plan may be created in such a way as to provide for detailed recommendations regarding land use, circulation, open space, utilities, urban design and architecture. At a minimum, pursuant to *N.J.S.A. 40A:12A-7.a*, a redevelopment plan will be necessary to address a series of required components as listed in the statute.

APPENDIX A

BOROUGH RESOLUTION #2025-70

Borough of Hightstown
County of Mercer

Resolution 2025-70

**RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF
MERCER, AUTHORIZING AND DIRECTING THE BOROUGH PLANNING
BOARD TO DETERMINE WHETHER CERTAIN PROPERTY CONSTITUTES AN
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), municipalities may undertake studies to determine whether certain properties should be designated as an “area in need of redevelopment”; and

WHEREAS, the Borough of Hightstown (the “**Borough**”) desires to authorize and direct the Borough’s Planning Board (the “**Planning Board**”) to undertake a preliminary investigation (the “**Study**”) to determine whether the property identified as Block 48, Lots 26, 27, 32, 33, 34 & 35 on the Borough’s tax maps (collectively, the “**Study Area**”) meets the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment; and

WHEREAS, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment and the Borough so designates the Study Area, then the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, except the power of eminent domain.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Planning Board is authorized and directed to undertake a preliminary investigation and conduct a public hearing to determine whether the Study Area meets criteria necessary for designation as an area in need of redevelopment under the Redevelopment Law and, if the Study Area so qualifies, to recommend whether it should be so designated.

Section 3. Brian Slaugh, PP, AICP, of Clarke Caton Hintz, the Borough’s professional planner, is authorized and directed to undertake the Study and present findings and recommendations to the Planning Board in accordance with the Redevelopment Law.

Section 4. In the event the governing body shall designate the Study Area as a redevelopment area, the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, except for the power of eminent domain.

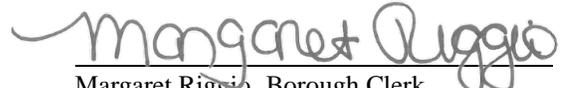
Borough of Hightstown
County of Mercer

Resolution 2025-70

Section 5. A copy of this resolution shall be forwarded to the Secretary of the Planning Board for action consistent herewith.

Section 6. This resolution shall take effect immediately.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on March 17, 2025.

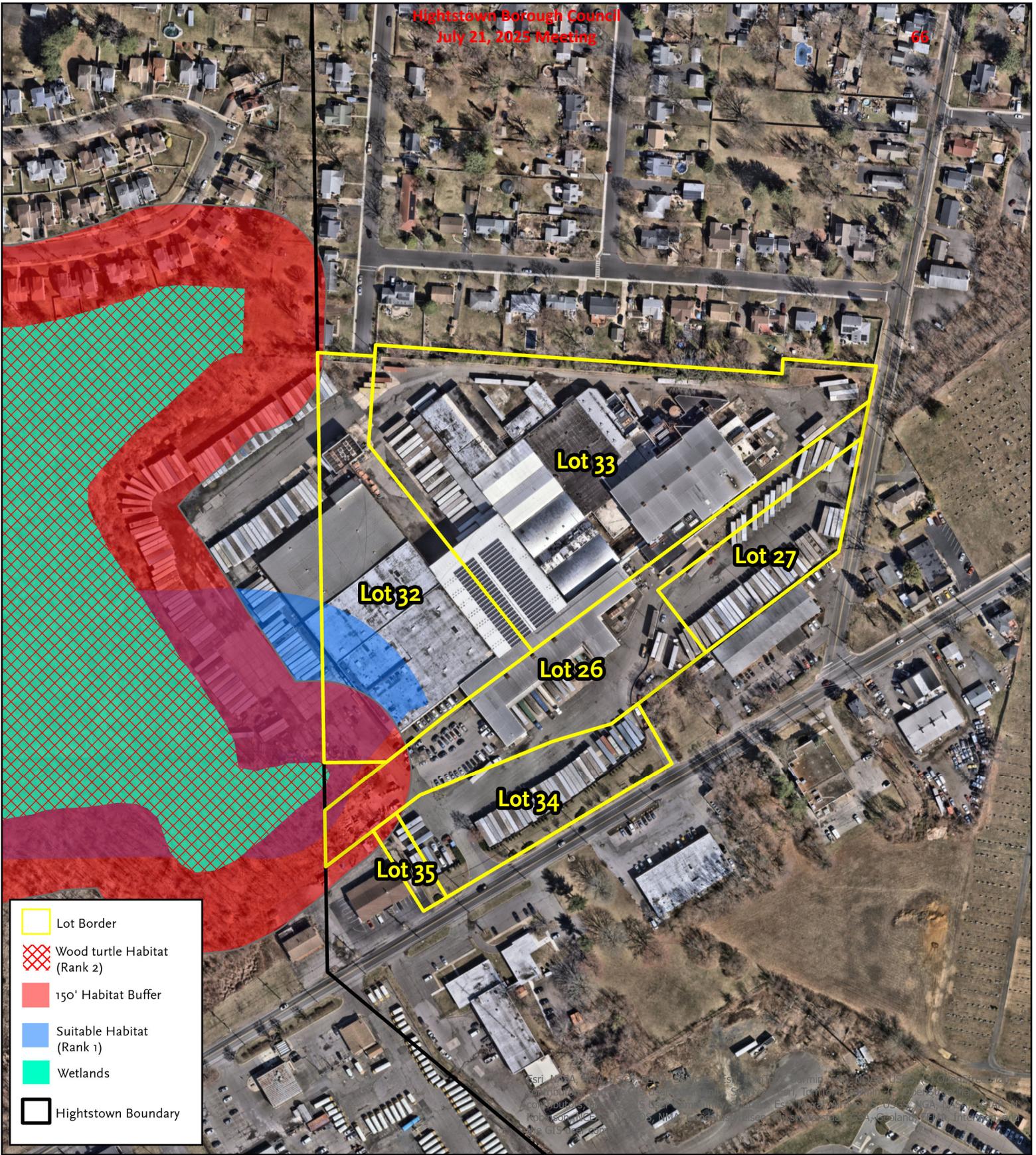

Margaret Riggio, Borough Clerk

APPENDIX B

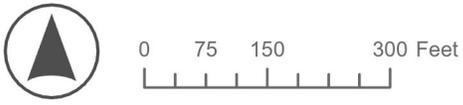
TAX ASSESSMENT RECORDS

APPENDIX C SITE SURVEY

APPENDIX D WOOD TURTLE HABITAT MAP



-  Lot Border
-  Wood turtle Habitat (Rank 2)
-  150' Habitat Buffer
-  Suitable Habitat (Rank 1)
-  Wetlands
-  Hightstown Boundary



Mercier Street Warehouse
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Wood Turtle Habitat

<p>LOCATION: Hightstown Borough, Mercer County, NJ</p>	<p>DATE: April 2025</p>	<p>SOURCE: Aerial Imagery Nearmap (October 5, 2024)</p>
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Borough of Hightstown
County of Mercer

Resolution 2025-146

**RESOLUTION GRANTING A FULL PROPERTY TAX EXEMPTION TO A 100%
DISABLED VETERAN PURSUANT TO N.J.S.A. 54:4-3.30**

WHEREAS, N.J.S.A. 54:4-3.30 provides for a full exemption from real property taxation for the principal residence of any honorably discharged veteran who has been declared by the United States Department of Veterans Affairs to have a 100% permanent and total service-connected disability, provided certain statutory requirements are met; and

WHEREAS, the Tax Assessor of the Borough of Hightstown has received and reviewed an application for the 100% disabled veteran property tax exemption from Steven Farparan, residing at 221 Wilson Avenue, also known as Block 19; Lt. 5 on the official tax map of the Borough of Hightstown; and

WHEREAS, based on the documentation provided, including proof of honorable discharge and a certification from the United States Department of Veterans Affairs confirming a 100% permanent and total service-connected disability, the applicant has met the statutory criteria for the exemption; and

WHEREAS, the Tax Assessor has determined that the property is the legal residence of the applicant and that the veteran is entitled to the full property tax exemption as of June 18, 2025, in accordance with New Jersey law;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown, County of Mercer, State of New Jersey, as follows:

1. That the governing body hereby approves and grants a full property tax exemption to Steven Farparan for the property located at 221 Wilson Avenue, effective as of June 18, 2025, pursuant to N.J.S.A. 54:4-3.30 et seq.
2. That the Tax Collector is hereby directed to cancel property taxes for the exempt period and adjust the tax records accordingly.
3. That a certified copy of this Resolution shall be forwarded to the Borough Tax Assessor, Tax Collector, and the applicant.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-147

**AUTHORIZING A REFUND OF A DUPLICATE TAX PAYMENT
126 BENNETT PLACE**

WHEREAS, a duplicate payment for 2025 taxes were made for Blk/48.002; Lt. 4, 126 Bennett Place, in the amount of \$2,460.06; and

WHEREAS, both the mortgage company and the homeowner paid third quarter taxes; and

WHEREAS, the mortgage company, CoreLogic Tax Services, has requested that a refund be issued for the duplicate payment in the amount of \$2,460.06; and

WHEREAS, the Tax Collector has requested that said the duplicate payment be refunded in the amount of \$2,460.06.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Tax Collector and Finance Officer are hereby authorized to issue a refund in the amount of \$2,460.06 to CoreLogic Tax Services, PO Box 9202, Coppell, Tx, 75019-9208 representing the duplicate tax payment as set forth herein.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-148

**AUTHORIZING REFUND OF WATER/SEWER OVERPAYMENT
535 NORTH MAIN STREET**

WHEREAS, water/sewer overpayments were made for Account 1652-0, 535 North Main Street, in the amount of \$1,556.61; and

WHEREAS, the owner, Trustees Hightstown Apollo Lodge 41, 535 North Main Street, Hightstown, New Jersey 08520, has requested that a refund be issued for the overpayment in the amount of \$1,556.61; and

WHEREAS, the Collector has requested that said overpayment be refunded in the amount of \$1,556.61.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Collector and Deputy CFO are hereby authorized to issue a refund in the amount of \$1,556.6 to Trustees Hightstown Apollo Lodge 41, 535 North Main Street, Hightstown, New Jersey 08520, representing the water/sewer overpayment as set forth herein.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-149

**AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN
HIGHTSTOWN BOROUGH AND EAST WINDSOR TOWNSHIP FOR
CONTRIBUTION OF THE MATCHING LOCAL SHARE FOR BUS
SERVICES**

WHEREAS, the Borough of Hightstown is desirous of entering into a renewed shared services agreement with the Township of East Windsor for the purpose of providing public transportation services for its citizens; and

WHEREAS, the term of said agreement shall be from July 1, 2025 through June 30, 2026; and

WHEREAS, the Borough's share of the cost of this service, by the terms of the agreement, is \$2,180.00, representing no increase from prior years; and

WHEREAS, the CFO has certified that funds for this purpose are available in budget line 5-01-43-510-001-159.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Mayor and Borough Clerk are hereby authorized and directed to execute a Shared Services Agreement for Contribution of the Matching Local Share for Bus Services with East Windsor Township in the amount of \$2,180.00.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk

**RESOLUTION R2025-146
EAST WINDSOR TOWNSHIP
MERCER COUNTY**

WHEREAS, the Township of East Windsor and the Borough of Hightstown are desirous of providing public transportation services for their citizens; and

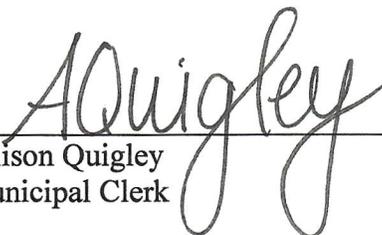
WHEREAS, the Township of East Windsor and the Borough of Hightstown have agreed to provide matching local shares for bus services.

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq. authorizes any municipality to enter into a contract with any other municipality for the joint provision of any service which either party is empowered to render within its own jurisdiction; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, as follows:

1. The attached "Shared Services Agreement for Contribution of the Matching Local Share for Bus Services", between the Township of East Windsor and the Borough of Hightstown, for the term of July 1, 2025 through June 30, 2026, is approved.
2. The Mayor and Municipal Clerk are hereby authorized and directed to execute the attached Agreement.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the East Windsor Township Council at a meeting held on July 8, 2025.


Allison Quigley
Municipal Clerk

**SHARED SERVICES AGREEMENT
FOR CONTRIBUTION OF THE
MATCHING LOCAL SHARE FOR
BUS SERVICES.**

THIS AGREEMENT, made this _____ day of _____, 2025, by and between the **TOWNSHIP OF EAST WINDSOR**, located at 16 Lanning Boulevard, East Windsor, New Jersey 08520-1999, hereinafter, the “Township” and the **BOROUGH OF HIGHTSTOWN**, located at 156 Bank Street, Hightstown, New Jersey 08520, hereinafter the “Borough.”

WITNESSETH:

WHEREAS, N.J. Transit has offered funding to East Windsor Township of transportation services for the term beginning **July 1, 2025 through June 30, 2026**; and

WHEREAS, The Township of East Windsor, the Borough of Hightstown, and the County of Mercer have jointly agreed to provide the matching local share: and

WHEREAS, a good public transportation system decreases gasoline consumption, decreases traffic and parking congestion, improves air quality, provides mobility for residents who do not drive or cannot afford a taxi, decreases road maintenance costs and provides greater accessibility to the public, especially the elderly and the handicapped, to medical offices, shopping areas, and places of interest; and

WHEREAS, the Township of East Windsor, the Borough of Hightstown and the County of Mercer are desirous of providing public transportation services; and

WHEREAS, the “Uniform Shared Services and Consolidation Act,” N.J.S.A. 40A:65-1, et seq., permits local units of this State to enter into a contract with any other local unit for the joint provision within their combined jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction.

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained, the parties agree as follows:

1. Purpose. This agreement is to allocate expenses and responsibilities for the operation of transportation services as hereinafter described.

2. Commuter Bus Services. It is agreed and understood between the parties that the Township shall execute an agreement with a bus operator to provide a weekday commuter bus service to the Princeton Junction train station from East Windsor Township and Hightstown Borough.
3. Change in Service. The parties may agree in writing at any time to request that the Township modify the commuter bus schedule.
4. Community Bus Schedule. It is agreed and understood between the parties that the Township's Senior Center shall provide transportation services for senior citizens, the handicapped, and other residents of East Windsor Township and Hightstown Borough.
5. Term. This agreement shall be effective from **July 1, 2025 and shall continue through June 30, 2026**.
6. Transportation Costs. The estimated cost of bus services during the term of this agreement is approximately \$213,000.00. All contributions from Hightstown Borough will go toward this cost.
7. Contribution. The Borough agrees to contribute **\$2,180.00** toward a minimum total local share of \$50,000.00 for transportation costs.
8. Authorization and Certification of Funds. Simultaneously, with the execution and delivery hereof, each party hereto shall deliver to each other party a true and complete copy of an ordinance or resolution, as appropriate, authorizing such party to enter in to this Agreement, together with a certificate showing the availability of funds for such party's contributions required by this Agreement.
9. Project Account. Non-Township cash contributions shall be given to the Township within sixty (60) days of the execution of this agreement, to be maintained in a separate account to be known as Project Account and to be disbursed solely for the costs of this project.
10. Accounting. The Borough may submit a written request to the Township for an accounting of monies disbursed for this project. The Township shall provide an accounting within forty-five (45) days receipt of such written request.
11. Termination. In the event the agreement with N.J. Transit or with the bus company is cancelled or terminated for any reason whatsoever, this agreement shall be null and

void. If this agreement is terminated prior to its term, the Township shall make payment for the Project Account for the amount of any costs incurred to the effective date of the notice of termination. If the agreement is terminated for any reason, any unexpended funds contributed by the Borough shall be returned to the Borough within forty-five (45) days in proportion to each parties' contributions.

12. Modifications. Except as otherwise provided in this agreement, this agreement may be modified only by prior written agreement of all parties.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals of the respective dates indicated below:

TOWNSHIP OF EAST WINDSOR

Allison Quigley
Municipal Clerk

JANICE S. MIRONOV
Mayor

Date: _____

BOROUGH OF HIGHTSTOWN

Margaret Riggio
Borough Clerk

SUSAN BLUTH
Mayor

Date: _____

Borough of Hightstown
County of Mercer

Resolution 2025-150

AUTHORIZING RECEIPT OF BIDS FOR CHEMICALS

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Borough Engineer is hereby authorized to prepare specifications and advertise for bids for Chemicals for the Water and Waste Water Treatment Plants at a cost not to exceed \$4,000.00.

BE IT FURTHER RESOLVED that the Borough's Qualified Purchasing Agent is authorized to receive same after proper advertisement.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk



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

July 14, 2025

Dimitri Musing
Borough Administrator
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08520

Re: Chemicals for the Water and Wastewater Treatment Plants
Borough of Hightstown, Mercer County, New Jersey
Our File No.: H1665

Dear Dimitri,

Roberts Engineering Group is ready to move forward with the preparation of the Water and Wastewater Treatment Plants Chemical Purchases Specifications for a cost not to exceed \$4,000.00. The specifications will request prices for one- (1) and two- (2) year contract periods and will include the following chemicals:

- a) Liquid Chlorine
- b) Zeta Lyte 2800 CH Cationic Polyelectrolyte
- c) Fluorosilicic Acid
- d) Aluminum Sulfate
- e) Calcium hydroxide (Hydrated Lime)
- f) Magnesium Hydroxide
- g) Sodium Bicarbonate
- h) Calcium Hypochlorite

Our work will include preparation of the specifications; determination of quantities and methods of deliveries; advertisement; receipt of bids; recommendation of contract awards; and preparation of agreements.

Should you have questions, please feel free to call me.

Very truly yours,

A handwritten signature in blue ink that reads "Carmela Roberts".

Carmela Roberts, PE, CME, CPWM
Borough Engineer

cc: Mayor & Council
Peggy Riggio, RMC, CMR, Borough Clerk
Mairead Thompson, Assistant Business Administrator
Donna Condo, Borough CFO
Cameron Corini, PE, CME, CPWM, Roberts Engineering Group, LLC
Justin Streleckis, PE, Roberts Engineering Group, LLC
Kelly Pham, EIT, Roberts Engineering Group, LLC

Borough of Hightstown
County of Mercer

Resolution 2025-151

RESOLUTION ACCEPTING THE DONATION OF A 1993 FORD VAN FROM THE HOPE FIRE COMPANY FOR USE BY HIGHTSTOWN ENGINE COMPANY NO. 1

WHEREAS, the Hope Fire Company, Allentown, New Jersey, has offered to donate a 1993 Ford Van, Vehicle Identification Number 1FDK30M1PHB74309, to the Borough of Hightstown for the benefit and use of Hightstown Engine Company No. 1; and

WHEREAS, the Borough of Hightstown is authorized to accept such donations under N.J.S.A. 40A:5-29, which permits municipalities to accept gifts of personal property for public purposes; and

WHEREAS, the Mayor and Borough Council find that the donation of this vehicle serves a valid public purpose by supporting the operations of Hightstown Engine Company No. 1 and enhancing the Borough's fire and dive team services.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown, County of Mercer, State of New Jersey, as follows:

1. The Borough of Hightstown hereby formally accepts the donation of the 1993 Ford Van, VIN **1FDK30M1PHB74309**, from the Hope Fire Company, Allentown, New Jersey for use by Hightstown Engine Company No. 1.
2. The Borough expresses its appreciation to the Hope Fire Company for its generous contribution and continued support of emergency services within the Borough.
3. The Borough Clerk is hereby authorized and directed to take all necessary actions to document and record the transfer of ownership of the donated vehicle.
4. A certified copy of this resolution shall be forwarded to the Hope Fire Company and Hightstown Engine Company No. 1.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-152

AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that this body will hold a meeting on July 21, 2025, at the Hightstown Firehouse Hall, 140 North Main Street, Hightstown, that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.

The general nature of the subject or subjects to be discussed:

Contract Negotiations – Police Substation

Contract Negotiations – Personnel

Stated as precisely as presently possible the following is the time when and the circumstances under which the discussion conducted at said meeting can be disclosed to the public October 21, 2025, or when the need for confidentiality no longer exists.

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with sections 8 and 4a of the Open Public Meetings Act.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on July 21, 2025.

Margaret Riggio, Borough Clerk