

AGENDA

Hightstown Borough Council

February 17, 2026 | 6:30 p.m.
Hightstown Engine Company No. 1
140 North Main Street, Hightstown

REVISED

PLEASE TURN OFF ALL CELL PHONES DURING YOUR ATTENDANCE AT THIS MEETING TO AVOID SOUNDS/RINGING OR CONVERSATIONS THAT MAY INTERFERE WITH THE RECORDING OR THE ABILITY OF ATTENDEES TO HEAR THE PROCEEDINGS. THANK YOU FOR YOUR COOPERATION.

Meeting called to order by Mayor Susan Bluth

STATEMENT: Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was advertised in the Trenton Times and the Trentonian as required by law and is posted on the Hightstown Borough website.

Roll Call

Flag Salute

Approval of Agenda

Approval of Minutes February 2, 2026 – Public Session
February 2, 2026 – Executive Session

Presentation Jill Swanson, Health Officer Proclamation

Public Comment Any person wishing to address Council with his or her comments will have a maximum of three minutes to do so at this time.

Ordinances **2026-02 First Reading and Introduction** An Ordinance Amending Chapter 12 Titles “Building and Construction” and Chapter 13 Titled “Housing” of the Revised General Ordinances of the Borough of Hightstown to Amend Certain Fees

Resolutions **2026-54** Authorizing Payment of Bills
2026-55 Appointing and Authorizing Agreements for Emergency and On-Call Services for Water & Sewer Utilities
2026-63 Resolution of the Borough of Hightstown, County of Mercer, State of New Jersey Supporting Vivarium, LLC’s Application to the Cannabis Regulatory Commission for a Class 5 Recreational Dispensary License

Consent Agenda

2026-56 Resolution Authorizing the Hightstown Police Department to Participate in the Defense Logistics Agency, Law Enforcement Support Office 1033 Program to Enable the Police Department to Request and Acquire Excess Department of Defense Equipment

2026-57 Resolution Authorizing and Approving Amendment No. 1 to the Employment Agreement for John Francis Roman, Borough Administrator

2026-58 Accepting Membership of Sean J. Ondich In Hightstown Engine Co. No. 1

2026-59 Accepting Membership of Joseph J. Przybylowski Hightstown Engine Co. N. 1

2026-60 Resolution Authorizing a Tax Refund for an Overpayment of 2025 Fourth Quarter Property Taxes for 565 South Main Street, Block 63.01, Lot 3.01, Due to a County Board of Taxation Judgement

2026-61 Supporting East Windsor Township's FY2026 NJDOT Local Freight Impact Fund Grant Application for the Probasco Road Freight Bypass Project

Discussion

Fourth Round Affordable Housing Zoning Changes – Draft Ordinance

Affordable Housing Ordinance

Mandator Development Fee Ordinance

Subcommittee Reports

Mayor/Council/Administrative Updates

Executive Session **Resolution 2026-62** Authorizing a Meeting that Excludes the Public

Contract Negotiations

Attorney Client Privilege

Adjournment