

AGENDA

Hightstown Borough Council

March 2, 2026 | 6:30 p.m.
Hightstown Engine Company No. 1
140 North Main Street, Hightstown

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 17, 2026 – Public Session
February 17, 2026 – Executive Session

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 Final Reading and Public Hearing 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

2026-03 First Reading an Introduction Ordinance to Exceed the 2026 Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A:4-45.14)

2026-04 First Reading and Introduction Ordinance Amending Chapter 28 – Zoning of the Code of the Borough of Hightstown, County of Mercer to Modify the DTC and HC Districts and Locations of the R-MF Districts to Implement Inclusionary Affordable Housing Zoning for the Fourth Round

2026-05 First Reading and Introduction Ordinance Amending the Zoning Ordinance of the Borough of Hightstown to Repeal and Replace the Affordable Housing procedural and Eligibility Requirements, to Implement the Fourth Round of Affordable Housing in Accordance with the Fair Housing Act of 1985 Intro Affordable Housing Ordinance

2026-06 First Reading and Introduction Ordinance Amending the Land Use Procedures Ordinance of the Borough of Hightstown to Revise Mandatory Development Fees, to Implement the Fourth Round of Affordable Housing in Accordance with the Fair Housing Act of 1985

Consent Agenda

2026-64 Resolution Determining the Form and Other Details of Not Exceeding \$710,000 Bonds of the Borough of Hightstown, in the County of Mercer, New Jersey, and Providing for Their Sale to the New Jersey Infrastructure Bank and the State of New Jersey and Further Authorizing the Execution of Various Agreements, All Pursuant to and as Required by the New Jersey Water Bank

2026-65 Resolution Refunding Remaining Escrow Balance Relating to Ordinance 2026-01 (133 Monmouth Street Easement)

2026-66 Resolution Waiving Solicitation Permit Fee and Background Check for Community Data Collection Activities Related to the Downtown Parking & Economic Development Project

Discussion

Subcommittee Reports

Mayor/Council/Administrative Updates

Adjournment