



# **BOROUGH OF HIGHTSTOWN**

## **PLANNING BOARD AGENDA – REGULAR MEETING**

**MONDAY, FEBRUARY 9, 2026 / 7:00 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**

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 Trentonian and Windsor-Hights Herald as required by law and is posted on the Hightstown Borough website.

### **Flag Salute**

### **Roll Call – Planning Board**

### **Approval of Agenda**

### **Approval of Minutes**

January 12, 2026 – Regular Meeting

### **Public Comment**

### **Old Business**

Area in Need of Redevelopment Study – Mercer Street Reso 2026-40  
Zoning Ordinance Discussion – Master Plan Recommendations Phase 2

- Definitions
- Accessory Dwelling Units

Fourth Round Affordable Housing Zoning Implementation update

Parking & Economic Development Plan update

Mercer County Vision Zero Action Plan update

### **New Business**

Planning Board Annual Report & Goals

### **Committee and Professional Reports**

### **Chairman and Board Member Comments**

### **Review of Action Steps**

### **Adjourn**