

**PUBLIC NOTICE OF HEARING BEFORE THE BOROUGH OF HIGHTSTOWN PLANNING BOARD PLEASE TAKE NOTICE** that a public hearing will be held by the Planning Board of the Borough of Hightstown on Monday, March 9, 2026 starting at 7:00 p.m. for the regular meeting that will be held at the Hightstown Engine Co. #1 Firehouse Hall (Upstairs), located at 140 N. Main St., Hightstown, NJ, at which time you may appear in person or by attorney and present testimony concerning this application. APPLICANT: Ryan Walters PROPERTY AFFECTED: Block 7, Lot 19, a/k/a 125 Oak Lane, Hightstown, NJ. ZONE: R-3 NATURE OF APPLICATION: The purpose of this hearing is to consider the application of Ryan Walters for use and bulk variance approval to permit the proposed use of the pre-existing single family dwelling to be used as a duplex on the subject property known as 125 Oak Lane on the Borough of Hightstown Tax Maps, a/k/a Block 7, Lot 19. The property is located within the R-3 Residential Zoning District. In addition to use variance approval under Section 28-3.7A.(1) of the Borough Zoning Code, applicant seeks bulk variance relief for any and all pre-existing bulk nonconformities, as well as bulk variance relief under Section 28-3.7B.(2) for lot width to permit 50'ft.; Section 28-3.7B.(4) for front yard setback to permit 19.9'ft.; and Section 28-3.7B.(5) for minimum side yard to permit 7.7'ft.. Additionally, Applicant seeks any and all other variances, waivers, de minimis exceptions, and such further or other relief and approvals that may be considered necessary by the Planning Board to permit Applicant's proposed development of the subject property. Copies of the application, plans and supporting documentation and reports are on file with the Borough of Hightstown and may be inspected in the Planning Board Office located at 156 Bank Street, Hightstown during the normal business hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. Any interested person may appear at the hearing and participate therein in accordance with the rules of the Planning Board. This Notice is being given in accordance with the requirements of the Borough of Hightstown Ordinances and the New Jersey Municipal Land Use Law under N.J.S.A. 40:55D-1, et. seq. Please take further notice that the Planning Board may, at their discretion, adjourn, postpone, or continue the said hearing from time to time, and you are hereby notified that you should make diligent inquiry of the Planning Board Secretary concerning such adjournments, postponements, or continuations. Applicant: Ryan Walters c/o Brian D. Lozuke, Esquire Turp Coates Driggers & White 170 South Main Street Hightstown, NJ 080520609-448-0016