

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that upon the Application of Vivarium, LLC (the “Applicant”), the Planning Board for the Borough of Hightstown (the “Board”) shall conduct a public hearing on Monday, August 10, 2026, commencing at 7:00PM in the Hightstown Firehouse located at 140 North Main Street, Hightstown, New Jersey 08520, to consider a request for Conditional Use Approval, Preliminary & Final Site Plan Approval, Bulk Variance Approval, and Design Waiver Approval, in order to permit the development and use of a Class 5 retail cannabis dispensary within an existing 2,291+/- commercial retail building situated on a 0.5+/- acre parcel known as 315 Franklin Street, and identified on the Official Tax Maps for the Borough of Hightstown as Block 24, Lot 17 within a Residential Multifamily (R-MF(14)) Zoning District (the “Property”).

Applicant requests that the Board grant Bulk Variance Approval in order to reduce the existing non-conforming impervious coverage from 83.79%+/- to 79.86% +/-, where 70% is otherwise permitted by §28-3-9(C)(3) of the Borough Code. Applicant also requests a Design Waiver from §29-1, *et seq.* of the Borough Code to permit continued use of the existing non-conforming free-standing sign. To the extent required, Applicant also requests Approval for any other existing non-conforming conditions to remain.

During the course of the review of the Application and / or presentation of the Application it is possible that bulk variances, submission waivers, design waivers, interpretations, and/or other exceptions from the requirements of the Hightstown Borough Code may be identified or deemed to be necessary to permit approval of the Application as submitted or with such changes as may be requested or accepted by the Board. This notice is to advise you that such additional approvals, variances, submission waivers, design waivers, interpretations, and/or other exceptions may be requested by the Applicant at the time of the Board hearing for this Application.

At the same time of the Board hearing on the Application, the Applicant will request that the Board grant any and all approvals, submission waivers, design waivers, bulk variances, interpretations, exceptions, and any / all relief necessary to allow for the use of the Property as proposed by the Applicant, or with such changes as may be requested or accepted by the Board.

Anyone interested in this Application will have the opportunity to appear in person, at the meeting of the Planning Board for the Borough of Hightstown to be held on Monday, August 10, 2026, commencing at 7:00PM in the Hightstown Firehouse located at 140 North Main Street, Hightstown, New Jersey 08520, to present any support for, or objection to, the approval of this Application.

ACTION WILL BE TAKEN AT THIS MEETING. THIS MEETING WILL BE HELD IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT pursuant to N.J.S.A. 10:4-8(b).

The Board may at its discretion, adjourn, postpone, or continue the hearing from time to time, and you are hereby notified that you should make diligent inquiry of the Hightstown Borough Planning Board Secretary concerning such adjournments, postponements, or continuations.

Copies of the Application, plans, reports, correspondence, and supporting documentation are on file with the Hightstown Borough Planning Board Secretary, located in Hightstown Borough Hall, 156 Bank Street, Hightstown, New Jersey 0852, and are available for public inspection and public review during the Municipal Building's regular business hours. For questions concerning access to copies of the Application, plans, reports, correspondence, and supporting documentation, or if you have any questions or seek additional information, prior to the date of the hearing please contact the Hightstown Borough Planning Board Secretary, Jane Davis, at planning@hightstownborough.com, or by calling 609-490-5100, extension 617.

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