



August 2026

GREEN ACRES MINOR DIVERSION FINAL APPLICATION PART II

ADA Central, Contract 2
Borough of Hightstown, Mercer County, New Jersey

Submitted to:

New Jersey Department of Environmental Protection,
Office of Transactions and Public Land Administration,
Public Land Compliance Section
Mercer County Representative
Patrick.O'Donnell@dep.nj.gov

Applicant:

Borough of Hightstown, Mercer County
156 Bank Street
Hightstown, NJ 08520

Prepared by:

Johnson, Mirmiran, & Thompson
1200 Lenox Drive, Suite 101
Trenton, NJ 08648





1. Proof of Public Notice of Public Hearing



NEWTOWN
20 TERRY DR
NEWTOWN, PA 18940-9998
www.usps.com

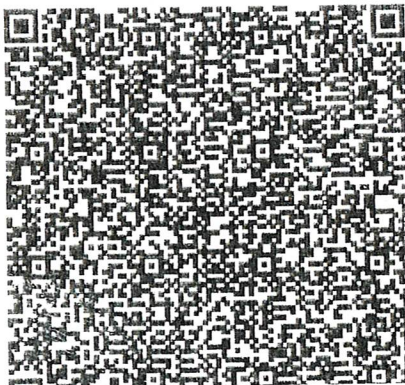
06/30/2026

12:20 PM

TRACKING NUMBERS

9589 0710 5270 0942 7341 76
9589 0710 5270 0942 7341 83
9589 0710 5270 0942 7341 90
9589 0710 5270 0942 7342 06
9589 0710 5270 0942 7342 13
9589 0710 5270 0942 7342 20
9589 0710 5270 0942 7342 37
9589 0710 5270 0942 7342 44
9589 0710 5270 0942 7342 51
9589 0710 5270 0942 7342 68
9589 0710 5270 0942 7342 75
9589 0710 5270 0942 7342 82
9589 0710 5270 0942 7342 99
9589 0710 5270 0942 7343 05
9589 0710 5270 1061 0080 25
9589 0710 5270 1061 0083 60
9589 0710 5270 1061 0050 24
9589 0710 5270 1061 0050 31
9589 0710 5270 0738 9893 46
9589 0710 5270 0738 9893 39
9589 0710 5270 0738 9893 53
9589 0710 5270 0738 9893 77
9589 0710 5270 0738 9893 60

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



9589 0710 5270 0942 7341 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Newark, NJ 07102

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Postmark Here
JUN 30 2026
06/30/2026

Corporate Secretary, Verizon
540 Broad Street
Newark, New Jersey 07102

Instructions

9589 0710 5270 0942 7341 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Monmouth Junction, NJ 08852

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Postmark Here
JUN 30 2026
06/30/2026

Corporate Secretary, AT&T
4260 US Highway One
Monmouth Jct., New Jersey 08852

Instructions

9589 0710 5270 0942 7341 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Highland Park, NJ 08834

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Postmark Here
JUN 30 2026
06/30/2026

Technical Manager, Comcast Cable
90 Lake Drive
East Windsor, New Jersey 08520

Instructions

9589 0710 5270 0942 7342 06

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Newark, NJ 07102

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Postmark Here
JUN 30 2026
06/30/2026

Corporate Secretary, Public Service
Electric & Gas
80 Park Plaza, Tower 4B
Newark, New Jersey 07102

Instructions

9589 0710 5270 0942 7342 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Reading, PA 19612

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Postmark Here
JUN 30 2026
06/30/2026

Corporate Secretary, Jersey Central
Power & Light
P.O. Box 16001, 2800 Pottsville Pike
Reading, Pennsylvania 19612

Instructions

9589 0710 5270 0942 7342 20

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Trenton, NJ 08618

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Postmark Here
JUN 30 2026
06/30/2026

State of New Jersey,
Department of Transportation
1035 Parkway Avenue
Ewing, New Jersey 08618

Instructions

9589 0710 5270 0942 7342 37

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Trenton, NJ 08650

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44Postmark
Here

JUN 30 2026

06/30/2026

Mercer County Planning Board
Mercer County Administration Building
P.O. Box 8068
Trenton, New Jersey 08650

Instructions

9589 0710 5270 0942 7342 51

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

East Elmhurst, NY 11369

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44Postmark
Here

JUN 30 2026

06/30/2026

Zhuzhingo, Bianca & Mendieta, Manuel
3206 87th Street
East Elmhurst, NY 11369

Instructions

9589 0710 5270 0942 7342 44

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hightstown, NJ 08520

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44Postmark
Here

JUN 30 2026

06/30/2026

Trident Properties, LLC
138 Franklin Street
Hightstown, NJ 08520

Instructions

9589 0710 5270 0942 7342 75

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hightstown, NJ 08520

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44Postmark
Here

JUN 30 2026

06/30/2026

Patino, Digna
143 Franklin St
Hightstown, NJ 08520

Instructions

9589 0710 5270 0942 7342 68

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hightstown, NJ 08520

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44Postmark
Here

JUN 30 2026

06/30/2026

Jimenez, Wilson & Baldwin, Raquel
128 Franklin Street
Hightstown, NJ 08520

Instructions

9589 0710 5270 0942 7342 82

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Wooster, OH 44691

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44Postmark
Here

JUN 30 2026

06/30/2026

423 Madison, LLC
531 North Market Street
Wooster, OH 44691

Instructions

9589 0710 5270 0942 7342 99

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Wyncote, PA 19095

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44

Postmark
Here

06/30/2026

Becker, Richard
208 Stonehouse Lane
Wyncote, PA 19095

Reverse for Instructions

9589 0710 5270 0942 7343 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rockaway, NJ 07866

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44

Postmark
Here

06/30/2026

Heightstown Vilg Ctr C/O S.Mckenna
715 Green Pond Road
Rockaway, NJ 07866

Instructions

9589 0710 5270 1061 0083 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Monroe Township, NJ 08831

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44

Postmark
Here

06/30/2026

Diaz, Ricardo & Sandra
12 Cobblestone Blvd.
Monroe Twp., NJ 08831

Instructions

9589 0710 5270 1061 0080 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hightstown, NJ 08520

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44

Postmark
Here

06/30/2026

CCL Label, Inc.
120 Stockton Street
Hightstown, NJ 08520

Instructions

9589 0710 5270 1061 0050 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Millstone Township, NJ 08510

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44

Postmark
Here

06/30/2026

Aleena's Properties Corp.
43 Charleston Springs Rd.
Millstone, NJ 08510

Reverse for Instructions

9589 0710 5270 1061 0050 24

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hightstown, NJ 08520

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44

Postmark
Here

06/30/2026

Bond, M Jeffrey
210 South Main St
Hightstown, NJ 08520

Reverse for Instructions

9589 0710 5270 0738 9893 46

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Hightstown, NJ 08520

Certified Mail Fee \$5.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44
Postmark Here
JUN 30 2026

Allen & Stults Real Est Co. Inc
100 Main St
Hightstown, NJ 08520

for Instructions

9589 0710 5270 0738 9893 39

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Hightstown, NJ 08520

Certified Mail Fee \$5.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44
Postmark Here
JUN 30 2026

The Borough of Hightstown –
Open Space Advisory Committee
156 Bank Street
Hightstown, NJ 08520

for Instructions

9589 0710 5270 0738 9893 53

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Hightstown, NJ 08520

Certified Mail Fee \$5.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44
Postmark Here
JUN 30 2026

The Borough of Hightstown –
Environmental Commission
156 Bank Street
Hightstown, NJ 08520

for Instructions

9589 0710 5270 0738 9893 77

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Hightstown, NJ 08520

Certified Mail Fee \$5.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44
Postmark Here
JUN 30 2026

The Borough of Hightstown –
Planning Board
156 Bank Street
Hightstown, NJ 08520

for Instructions

9589 0710 5270 0738 9893 60

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Trenton, NJ 08625

Certified Mail Fee \$5.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

0040
44
Postmark Here
JUN 30 2026

NJDEP's Office of Transactions and
Public Land Administration
P.O. Box 420, Mail Code 401-07
Trenton, NJ 08625-0420

for Instructions



June 29, 2026

NJDEP's Office of Transactions and Public Land Administration
P.O. Box 420, Mail Code 401-07, Trenton, NJ 08625-0420
Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear NJDEP's Office of Transactions and Public Land Administration,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
The Borough of Hightstown – Planning Board
156 Bank Street, Hightstown, NJ 08520
Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Borough Planning Board,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,


John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
The Borough of Hightstown – Environmental Commission
156 Bank Street, Hightstown, NJ 08520
Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Borough Environmental Commission,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Roman', is written over a light blue circular stamp. The stamp contains the text 'John Francis Roman' and 'Hightstown Borough Administrator'.

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026

The Borough of Hightstown – Open Space Advisory Committee
156 Bank Street, Hightstown, NJ 08520
Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Borough Open Space Advisory Committee,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Allen & Stults Real Est Co. Inc
100 N. Main St, Hightstown, NJ 08520
Block 23, Lot 3.01

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Aleena's Properties Corp.
43 Charleston Springs Rd, Millstone, NJ 08510
Block 23, Lot 4.01

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,


John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Bond, M Jeffrey
210 South Main St, Hightstown, NJ 08520
Block 23, Lot 5.01

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Roman', is written over a light blue circular stamp. The stamp contains the text 'John Francis Roman' and 'Hightstown Borough Administrator'.

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Diaz, Ricardo & Sandra
12 Cobblestone Blvd., Monroe Twp., NJ 08831
Block 23, Lot 7.01

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,


John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
CCL Label, Inc.
120 Stockton Street, Hightstown, NJ 08520
Block 23, Lot 8.01

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,


John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Hightstown Vilg Ctr C/O S.Mckenna
715 Green Pond Road, Rockaway, NJ 07866
Block 26, Lot 22.01

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,


John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Becker, Richard
208 Stonehouse Lane, Wyncote, PA 19095
Block 27, Lot 18

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
423 Madison, LLC
531 North Market Street, Wooster, OH 44691
Block 27, Lot 19

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Patino, Digna
143 Franklin St, Hightstown, NJ 08520
Block 27, Lot 20

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,


John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Jimenez, Wilson & Baldwin, Raquel
128 Franklin Street, Hightstown, NJ 08520
Block 28, Lot 2.01

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Roman', is written over a light blue circular stamp. The stamp contains the text 'John Francis Roman' and 'Hightstown Borough Administrator'.

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Zhuzhingo, Bianca & Mendieta, Manuel
3206 87th Street, East Elmhurst, NY 11369
Block 28, Lot 3.01

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,


John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Trident Properties, LLC
138 Franklin Street, Hightstown, NJ 08520
Block 28, Lot 4

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Adjacent Property Owner,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Roman', is written over a light blue circular stamp. The stamp contains the text 'John Francis Roman' and 'Hightstown Borough Administrator'.

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Mercer County Planning Board
Mercer County Administration Building, P.O. Box 8068, Trenton, New Jersey 08650
County Roads; Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Mercer County Planning Board,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,


John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026

State of New Jersey, Department of Transportation
1035 Parkway Avenue, Ewing, New Jersey 08618
State Roads; Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear State of New Jersey, Department of Transportation,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026

Corporate Secretary, Jersey Central Power & Light
P.O. Box 16001, 2800 Pottsville Pike, Reading, Pennsylvania 19640
Utility; Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Corporate Secretary, Jersey Central Power & Light,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026

Corporate Secretary, Public Service Electric & Gas
80 Park Plaza, Tower 4B, Newark, New Jersey 07101
Utility; Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Corporate Secretary, Public Service Electric & Gas,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Technical Manager, Comcast Cable
90 Lake Drive, East Windsor, New Jersey 08520
Utility; Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Technical Manager, Comcast Cable,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Corporate Secretary, AT&T
4260 US Highway One, Monmouth Jct., New Jersey 08852
Utility; Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Corporate Secretary, AT&T,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520



June 29, 2026
Corporate Secretary, Verizon
540 Broad Street, Newark, New Jersey 07101
Utility; Block N/A, Lot N/A

RE: Green Acres Minor Diversion Final Application, ADA Central, Contract 2
Block 28, Lot 1
Borough of Hightstown, Mercer County, NJ
Updated Notice of Public Hearing on Proposed Diversion of Green Acres Encumbered Parkland
CERTIFIED MAIL

Dear Corporate Secretary, Verizon,

This letter is to provide you with written notification that the Borough of Hightstown, located at 156 Bank Street, Hightstown, NJ 08520, will hold a public hearing to obtain comments regarding its application to the New Jersey Department of Environmental Protection, for the proposed minor diversion of Green Acres encumbered parkland owned by the Borough of Hightstown. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Borough Clerk's Office at 156 Bank Street, Hightstown, NJ 08520 and the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and at the NJDEP's offices (address below).

The public hearing will be held **August 3rd, 2026, 5:30 PM**, Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within two weeks following the hearing by August 17th, 2026.

The proposed parkland disposal would involve the diversion of 760 sq.ft., or 0.017 acres, of parkland adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33). The entire parcel is 0.67 acres, and the proposed remaining size after the minor diversion is 0.653 acres. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

All written comments should be submitted to the Borough of Hightstown, with copy to the NJDEP, at the following addresses:

John Francis Roman
Hightstown Borough Administrator
156 Bank Street
Hightstown, NJ 08520

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, 7th Floor
Mail Code 401-07, P.O. Box 420
Trenton, New Jersey 08625-0420
Attention: Patrick O'Donnell (Mercer County Compliance Officer)

Should you have any questions, please contact me at 609-490-5100 ext. 620.

Very truly yours,

John Francis Roman
Hightstown Borough Administrator
156 Bank Street, Hightstown, NJ 08520

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341**JOHNSON MIRMIRAN & THOMPSON**
1200 ;ENOX DRIVE SUITE 101
TRENTON, NJ 08648
Attention:**RECEIVED****JUL 6 2026****JOHNSON, MIRMIRAN &
THOMPSON, INC.****STATE OF PENNSYLVANIA,**

The undersigned _____, being duly sworn the he/she is the principal clerk of The Trentonian, published in Mercer County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

PUBLIC HEARING -
Please note that the Public Hearing, previously scheduled for July 30, 2026, was re-scheduled for August 3rd, 2026.

Take notice that the Borough of Hightstown (the "Applicant") has filed a request with the New Jersey Department of Environmental Protection, Green Acres Program, proposing a minor diversion of approximately 760 square feet, or 0.017 acres, of parkland, adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33), within Block 28 Lot 1 on the Tax Maps of Hightstown Borough, Mercer County, New Jersey.

The minor diversion will be under NJDOT's jurisdiction moving forward and will allow for access and maintenance of proposed traffic and signal equipment. These proposed activities are part of a larger NJDOT project of American with Disabilities Act (ADA) Improvements across New Jersey's Central Region. The minor diversion involves 0.017 acres of encumbered land with Hightstown Memorial Park. In accordance with NJAC 7:36-26.5(c)(1), the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough. Pursuant to N.J.A.C. 7:36-26.5(e), a hearing (the "Public Hearing") to obtain public comment on this request will be held at Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520, on August 3rd, 2026, at 5:30 PM.

All information submitted by the applicant to the Green Acres Program in support of the requested minor diversion is available for public inspection at the Hightstown Borough Clerk's Office, 156 Bank Street, Hightstown, NJ 08520 and at the Hightstown Memorial Library at 114 Franklin St., Hightstown, NJ 08520, and may be inspected by the public during regular business hours.

Written comments on the minor diversion may be directed to John Francis Roman, Borough Administrator, 156 Bank Street, Hightstown, NJ 08520. Please send a copy of any comments submitted on this request to: New Jersey Department of Environmental Protection, Office of Transactions and Public Land Administration, Public Land Compliance Section, 401 East State Street, 7th Floor, Mail Code 401-07, P.O. Box 420, Trenton, New Jersey 08625-0420, Attention: Patrick O'Donnell. Public comment on this minor diversion request will be accepted during the Public Hearing, or until August 17th, 2026. Pft fee: \$43.75 July 1 -1a

JOHNSON MIRMIRAN & THOMPSON**Published in the following edition(s):**The Trentonian
07/01/26

Commonwealth of Pennsylvania - Notary Seal
Mary D. Allison, Notary Public
Delaware County
My commission expires October 7, 2029
Commission number 1406447
Member, Pennsylvania Association of Notaries

Sworn to the subscribed before me this 7/1/2026**Notary Public, State of Pennsylvania**
Acting in County of Delaware**Advertisement Information****Client Id:** 1239777**Ad Id:** 2824517**PO:****Sales Person:** 093301

MediaNews Group

PENNSYLVANIA GROUP

Date of proof: 07/01/26

Ad sample

Account: 1239777

Name:

Company: JOHNSON MIRMIRAN & THOMPSON

Address: 1200 ENOX DRIVE SUITE 101

TRENTON, NJ 08648

Telephone: (717) 741-1600

Fax:

Ad ID: 2824517

Description: PUBLIC HEARING Please note that the

Class: 1201

Orig User: CRMASCHMID

Words: 379

Lines: 100

Agate Lines: 100

Column width: 1

Depth: 11.111

Blind Box:

Total: \$43.75

Run Dates: 07/01/26

Publication

The Trentonian

PUBLIC HEARING -

Please note that the Public Hearing, previously scheduled for July 30, 2026, was re-scheduled for August 3rd, 2026.

Take notice that the Borough of Hightstown (the "Applicant") has filed a request with the New Jersey Department of Environmental Protection, Green Acres Program, proposing a minor diversion of approximately 760 square feet, or 0.017 acres, of parkland, adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33), within Block 28 Lot 1 on the Tax Maps of Hightstown Borough, Mercer County, New Jersey.

The minor diversion will be under NJDOT's jurisdiction moving forward and will allow for access and maintenance of proposed traffic and signal equipment. These proposed activities are part of a larger NJDOT project of American with Disabilities Act (ADA) Improvements across New Jersey's Central Region. The minor diversion involves 0.017 acres of encumbered land with Hightstown Memorial Park. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough. Pursuant to N.J.A.C. 7:36-26.6(e), a hearing (the "Public Hearing") to obtain public comment on this request will be held at Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520, on August 3rd, 2026, at 5:30 PM.

All information submitted by the applicant to the Green Acres Program in support of the requested

We Appreciate Your Business!
Thank You !

minor diversion is available for public inspection at the Hightstown Borough Clerk's Office, 156 Bank Street, Hightstown, NJ 08520 and at the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and may be inspected by the public during regular business hours.

Written comments on the minor diversion may be directed to John Francis Roman, Borough Administrator, 156 Bank Street, Hightstown, NJ 08520. Please send a copy of any comments submitted on this request to: New Jersey Department of Environmental Protection, Office of Transactions and Public Land Administration, Public Land Compliance Section, 401 East State Street, 7th Floor, Mail Code 401-07, P.O. Box 420, Trenton, New Jersey 08625-0420, Attention: Patrick O'Donnell.

Public comment on this minor diversion request will be accepted during the Public Hearing, or until August 17th, 2026.

Prt fee:\$43.75

July 1 -1a



The Borough of Hightstown

156 Bank Street
Hightstown, New Jersey 08520

(609)490-5100 ext. 628

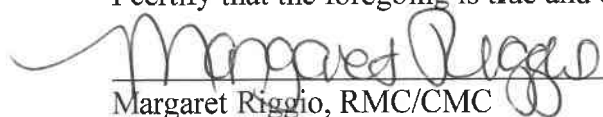
priggio@hightstownborough.com

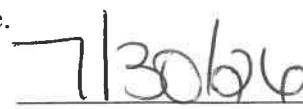
AFFIDAVIT OF PUBLICATION

I, **Margaret Riggio, RMC/CMC**, Municipal Clerk of the Borough of Hightstown, County of Mercer, State of New Jersey, do hereby certify that I am the duly appointed Municipal Clerk of the Borough of Hightstown.

I further certify that I have personal knowledge that the public notice attached hereto was published on the official Hightstown Borough website on June 18, 2026, and remained posted the statutory period of time.

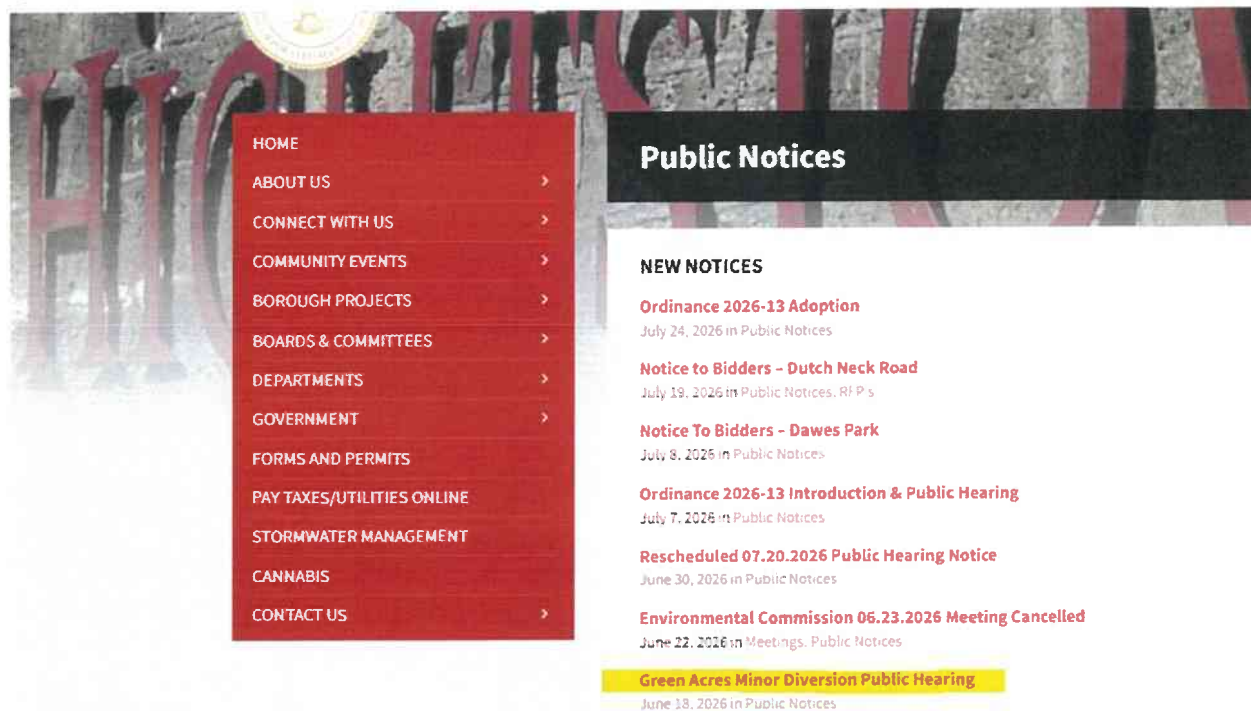
I certify that the foregoing is true and correct to the best of my knowledge.


Margaret Riggio, RMC/CMC

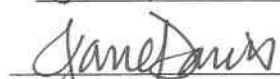

Date

hightstownborough.com/public-notices/

Mail - Treasurer • C... Cite-Net Client Ad... Home | Northfield B... Borough of Hightst... New Jersey-Electron... Municipal Clerk's As... NJ myNes



Sworn and subscribed to
Before me this 30th day
of JULY, 2026


Notary Public of New Jersey

JANE DAVIS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 6, 2027
COMMISSION: #50194202

PUBLIC HEARING NOTICE

Take notice that the Borough of Hightstown (the “Applicant”) has filed a request with the New Jersey Department of Environmental Protection, Green Acres Program, proposing a minor diversion of approximately 760 square feet, or 0.017 acres, of parkland, adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33), within Block 28 Lot 1 on the Tax Maps of Hightstown Borough, Mercer County, New Jersey.

The minor diversion will be under NJDOT’s jurisdiction moving forward and will allow for access and maintenance of proposed traffic and signal equipment. These proposed activities are part of a larger NJDOT project of American with Disabilities Act (ADA) Improvements across New Jersey’s Central Region. The minor diversion involves 0.017 acres of encumbered land with Hightstown Memorial Park. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

Pursuant to N.J.A.C. 7:36-26.6(e), a hearing (the “Public Hearing”) to obtain public comment on this request will be held at Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520, on July 20th, 2026, at 5:30 PM.

All information submitted by the applicant to the Green Acres Program in support of the requested minor diversion is available for public inspection at the Hightstown Borough Clerk’s Office, 156 Bank Street, Hightstown, NJ 08520 and at the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and may be inspected by the public during regular business hours.

Written comments on the minor diversion may be directed to John Francis Roman, Borough Administrator, 156 Bank Street, Hightstown, NJ 08520. Please send a copy of any comments submitted on this request to: New Jersey Department of Environmental Protection, Office of Transactions and Public Land Administration, Public Land Compliance Section, 401 East State Street, 7th Floor, Mail Code 401-07, P.O. Box 420, Trenton, New Jersey 08625-0420, Attention: Patrick O’Donnell.

Public comment on this minor diversion request will be accepted during the Public Hearing, or until August 3rd, 2026.



The Borough of Hightstown

156 Bank Street
Hightstown, New Jersey 08520

(609)490-5100 ext. 628

priggio@hightstownborough.com

AFFIDAVIT OF PUBLICATION

I, **Margaret Riggio, RMC/CMC**, Municipal Clerk of the Borough of Hightstown, County of Mercer, State of New Jersey, do hereby certify that I am the duly appointed Municipal Clerk of the Borough of Hightstown.

I further certify that I have personal knowledge that the public notice attached hereto was published on the official Hightstown Borough website on June 30, 2026, and remained posted the statutory period of time.

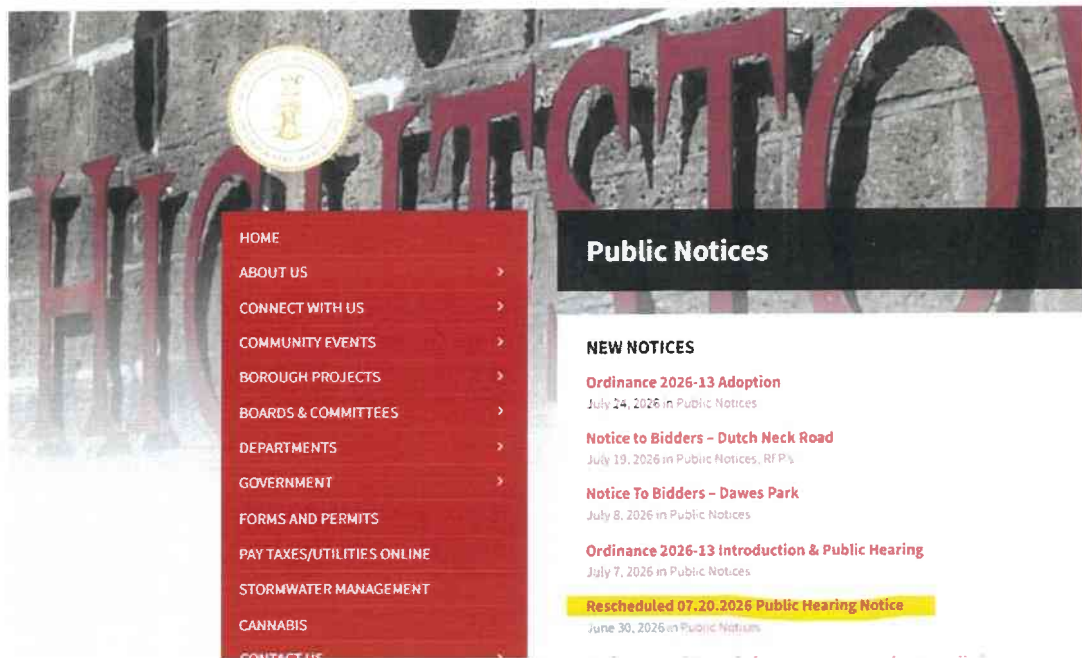
I certify that the foregoing is true and correct to the best of my knowledge.


Margaret Riggio, RMC/CMC

7/30/26
Date

hightstownborough.com/public-notices/

Mail - Treasurer - Q... Cric Net Client Ad... Home | Northfield S... Borough of Hightst... New Jersey-Electro... Municipal Clerk's As...



Sworn and subscribed to
Before me this 30th day
of JULY, 2026


Notary Public of New Jersey

JANE DAVIS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 6, 2027
COMMISSION: #50194202

PUBLIC HEARING

Please note that the Public Hearing, previously scheduled for July 20, 2026, was re-scheduled for August 3rd, 2026.

Take notice that the Borough of Hightstown (the “Applicant”) has filed a request with the New Jersey Department of Environmental Protection, Green Acres Program, proposing a minor diversion of approximately 760 square feet, or 0.017 acres, of parkland, adjacent to the intersection of Franklin Street (Route 33) and North Main Street (Route 33), within Block 28 Lot 1 on the Tax Maps of Hightstown Borough, Mercer County, New Jersey.

The minor diversion will be under NJDOT’s jurisdiction moving forward and will allow for access and maintenance of proposed traffic and signal equipment. These proposed activities are part of a larger NJDOT project of American with Disabilities Act (ADA) Improvements across New Jersey’s Central Region. The minor diversion involves 0.017 acres of encumbered land with Hightstown Memorial Park. In accordance with NJAC 7:36-26.5(c)ii, the Borough of Hightstown proposes monetary compensation for diverted land, which will be utilized to partially fund proposed park improvements at Dawes Park, 102 Railroad Avenue, Hightstown Borough, New Jersey, another Green Acres Park within the Borough.

Pursuant to N.J.A.C. 7:36-26.6(e), a hearing (the “Public Hearing”) to obtain public comment on this request will be held at Hightstown Firehouse Hall at 140 North Main Street, Hightstown, NJ 08520, on August 3rd, 2026, at 5:30 PM.

All information submitted by the applicant to the Green Acres Program in support of the requested minor diversion is available for public inspection at the Hightstown Borough Clerk’s Office, 156 Bank Street, Hightstown, NJ 08520 and at the Hightstown Memorial Library at 114 Franklin St, Hightstown, NJ 08520, and may be inspected by the public during regular business hours.

Written comments on the minor diversion may be directed to John Francis Roman, Borough Administrator, 156 Bank Street, Hightstown, NJ 08520. Please send a copy of any comments submitted on this request to: New Jersey Department of Environmental Protection, Office of Transactions and Public Land Administration, Public Land Compliance Section, 401 East State Street, 7th Floor, Mail Code 401-07, P.O. Box 420, Trenton, New Jersey 08625-0420, Attention: Patrick O’Donnell.

Public comment on this minor diversion request will be accepted during the Public Hearing, or until August 17th, 2026.



2. Public Hearing Transcript

Good evening. My name is Natalie Schanne. I'm a civil engineer and assistant project manager with the New Jersey Department of Transportation. Welcome to the public hearing for the Green Acres Minor Diversion at Hightstown Memorial Park. Please note that this meeting is being transcribed. I will quickly read the public notice requirements pursuant to NJAC 7:36-26. A public hearing to obtain public comment on this green acres, minor diversion request is being held at Hightstown Firehouse Hall at 140 North Main Street, Hightstown, New Jersey. Public notice of this meeting was published in the Trentonian newspaper on June 18, 2026 and July 1, 2026. Notice was also mailed via certified mail to all property owners within two hundred feet of the subject property.

A large sign, four feet by four feet, with this notice was also installed near the entrance of the subject property, Memorial Park. This notice was also posted on the Borough of Hightstown's website; therefore, adequate notice was provided of this meeting. Thank you all for attending tonight's public hearing to discuss the Borough of Hightstown's Green Acres minor diversion application for a small piece of Hightstown Memorial Park. We have prepared a presentation to highlight the purpose of the application. Overview the project involved and answer questions from the public. This hearing will also function to provide information to the public and answer any questions you may have regarding the public comment process. I'd like to introduce the team members involved with preparing and submitting the minor diversion application. From the Borough of Hightstown, I present John Francis Roman, the Borough Administrator, Mairead Thompson, Assistant Borough Administrator and Peggy Riggio, the Borough Clerk.

From the New Jersey Department of Transportation, I present Pruthvi Patel, the project manager of ADA Central Contract Two. I am Natalie Schanne, the assistant project manager. We have John Mikusa, the environmental team lead central region. Kimberly Nance regional coordinator office of community relations Nameera Hoque Assistant Regional Coordinator, Office of Community Relations. And from JMT, Which is the New Jersey Department of Transportation's design consultant for the project ADA Central Contract Two, I present Savely Sam Fisher, the Project Manager and Miranda G. McKiernan, the Environmental Scientist.

We're here to talk about the Green Acres minor diversion final application to New Jersey's Department of Environmental Protection. In this final application, The New Jersey Department of Transportation is compensating the Borough of Hightstown for this area in red, approximately seven hundred and sixty square feet of Memorial Park, Required to be purchased in order to upgrade this intersection to current New Jersey Department of Transportation standards. Both for Traffic signals and ADA compliance. This corner area in red on the map is seven hundred and sixty square feet, and the yellow is the remainder of

the park parcel, block twenty eight lot one that will not be impacted by this project. ADA central contract two. This minor diversion is required because it fulfills a compelling public need by mitigating hazards to public safety.

This project originated because more than ten years ago, The New Jersey Department of Transportation completed a project at this intersection and other projects such as multi-mile asphalt resurfacing that did not meet all the ADA requirements to comply with the federal funding that we used. So in order to satisfy the United States Department of Justice's Americans with Disabilities Act, ADA, and the current New Jersey Department of Transportation's design standards, this intersection is required to be upgraded.

The proposed improvements will include, one, installation of new traffic signal equipment, Including replacement of the outdated eight inch signal heads with new twelve inch LED signal heads. Two, installation of new pedestrian push buttons with the crosswalk countdown pedestrian signals. Three, replacement of outdated in pavement loop detectors with video detection. Four, installation of new pedestrian sidewalk ramps with A detectable warning surface, and five installation of new highway LED lighting and high-visibility crosswalks. So, this is a street view comparison of the existing intersection and what the proposed conditions are anticipated to look like. The new traffic signal will be at a different location, slightly farther from the corner, and a pedestrian countdown and push button will be installed adjacent to the crosswalk.

The park corner will look nearly the same with a grassy area adjacent to the sidewalk. The tree will remain in place. This hearing is part of the final application, Part One step in the minor diversion process. The public can provide comments for two weeks after the hearing by August 17, 2026. Afterwards, the minor diversion process will continue. Once the application is approved by the State House Commission, that acquisition process can proceed. And once finished, the borough will receive a compensation of \$14,000. A fair market value appraisal was conducted by independent licensed appraisers and negotiated by the Borough of Hightstown. The Borough of Hightstown will apply this compensation towards other Green Acres park improvements at Dawes Park. These improvements include new playground equipment, examples of which are pictured here. Here's another image of possible improvements at Dawes Park.

The full minor diversion final application can be viewed at the borough clerk's office as well as the Hightstown Memorial Library. Please provide written comments to the Borough of Hightstown by email or mail and copy the New Jersey Department of Environmental Protection. This is the same contact information provided in all public notices. The public comment period will remain open until August 17, 2026, two weeks from today, So please to make sure to submit any comments before the end of the day on Monday. Monday,

August the 17th. The floor is open for questions. Please state your full name and address clearly for the record and then ask your question. Seeing no questions, we will close the public comment portion of this hearing. The public comment period will last two weeks following this meeting.

The last date to provide written comments is August 17, 2026, by email or physical mail. The contact information for submission of comments is provided on this slide and the public notice. Please send any correspondence to both the township as well as the Green Acres Program Office. This concludes the Green Acres public hearing for the minor diversion of Memorial Park. We can end the transcript now.



3. Public Comments



MEMORANDUM

TO: ALL

DATE: 8/24/2026

FROM: Borough of Hightstown, New Jersey Department of Transportation

PROJECT: ADA Contract 2 – Green Acres

RE: Public Comments & Responses, Green Acres Minor Diversion Final Application

The following comments were received during the public comment period following the Public Hearing held the evening of August 3rd, 2026. The public comment period closed at the end of the day on August 17th, 2026, 2 weeks following the public hearing. The public comments are shown in italics, with the corresponding responses listed below.

Ryan Michael Kelly
Hightstown, New Jersey
Sent Tuesday August 11th, 2026

I am writing as a Hightstown resident to submit public comment regarding the proposed Green Acres minor diversion of approximately 0.017 acres of Hightstown Memorial Park associated with the Route 33 ADA and traffic signal improvements.

I support efforts to improve pedestrian safety and ADA accessibility. I also support the concept of reinvesting compensation received for the diversion into improvements to Dawes Park.

Before the diversion is finalized, however, I would appreciate clarification regarding several aspects of the proposal and the related Dawes Park project:

- 1. What is the proposed monetary compensation for the approximately 0.017 acres of Green Acres-encumbered property being diverted, and how was that amount calculated?*

Response: The NJDOT has hired an independent appraisal specialist to determine the value of the parcel and the 760 sf (0.017 ac) diversion of Green Acres Encumbered property. This appraisal determined that 760 sf (0.017 ac) to be worth \$10,000. Negotiation between NJDOT and the Borough of Hightstown reached the agreement of \$14,000 for the compensation of the 760 sf (0.017 ac) diversion. The appraisal is enclosed in Attachment A. The NJDOT ROW Administrative Settlement Report is enclosed in Attachment B.

- 2. Can the Borough make the appraisal or valuation, survey/site plan showing the precise diversion area, and proposed compensation calculation available electronically to the public?*



Response: An Aerial Site Map showing the entirety of Block 28, Lot 1 and the boundary of the diverted area is enclosed in Attachment C.

The proposed compensation documentation described in Response 1 are enclosed in Attachments A and B and will be made available on the Borough website.

3. How specifically will the proceeds from the Memorial Park diversion be applied to the Dawes Park project?

Response: The compensation associated with the Memorial Park diversion will be applied toward the Dawes Park/Roger C. Cook Greenway improvements. As the Dawes Park project progressed, the Borough was also able to expand the overall scope to include improvements to the Roger C. Cook Greenway surrounding the park, allowing the related park and Greenway improvements to be coordinated as part of the overall project.

4. What is the current status of the \$127,700 Green Acres grant previously identified for the Dawes Park project, and why was that grant no longer identified as a funding source when the Borough amended the project's bond authorization in 2026?

Response: The Borough initially anticipated utilizing the \$127,700 Green Acres grant. After further review of the grant requirements and the scope of the project, including certain testing and other requirements associated with the funding, the Borough determined not to proceed with that funding source.

5. What is the final status and amount of the approximately \$100,000 DCA funding sought for Dawes Park Recreation and ADA Improvements?

Response: The Borough has received confirmation of \$100,000 in DCA funding. This funding is intended to support the Dawes Park improvements, including ADA-accessibility components incorporated into the project design. The Borough is proceeding with the improvements within the applicable funding timeframe.

6. What is the amount and current status of the Borough's 2026 Mercer County Trails Program application for the Dawes Park and Roger C. Cook Greenway improvements?

Response: The Borough submitted an application to the Mercer County Trails Program for the Dawes Park/Roger C. Cook Greenway improvements. The application includes a County grant request of \$142,150, with \$142,150 in matching funds.

7. What bids have been received for the Dawes Park and Roger C. Cook Greenway Improvements Project, and what is the current anticipated total project cost?



Response: The Borough has proceeded with the Dawes Park improvements and the related Roger C. Cook Greenway and drainage improvements. The projects have been publicly procured in accordance with applicable requirements, and the Borough continues to coordinate the work and available funding sources as the projects move forward.

8. Taking into account all state and county grants, the Mercer County equipment funding, the Memorial Park diversion compensation, and any other outside funding, what is the Borough's current anticipated net local cost and borrowing requirement for the project?

Response: The Borough continues to pursue and utilize available outside funding sources to offset the local cost of the project. As certain funding sources remain pending and project components are still being finalized, a final net local cost and borrowing requirement has not yet been determined.

I believe these improvements can provide substantial benefits to Hightstown, particularly by improving accessibility, pedestrian safety, and our public recreational facilities. Providing residents with a clear accounting of the project costs and funding sources would help the public evaluate both the proposed diversion and the reinvestment of its proceeds.

Please include this correspondence in the public-comment record for the Hightstown Memorial Park Green Acres minor diversion.

Thank you,

Ryan Michael Kelly

Hightstown, New Jersey



A. Appraisal

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

Review Form

APPRAISALS and SPECIALIST REPORTS REVIEWED BY: Thomas Rodriguez								
Rpt #	Report Date	Valuation Date	Appraiser	Land	Improvement	Damages	Total	Comments
AR1	1/28/2026	11/10/2025	Jerome J. McHale, MAI, SCGRE # 42RG00023900 J. McHale & Associates, Inc.	\$9,000	\$1,000		\$10,000	Partial Fee Taking on 760 SF (Parcel 26)

Intended Users and Client

The only intended users of this review are the New Jersey Department of Transportation (NJDOT), the NJDOT's legal counsel and the FHWA. No one else is authorized to use this report, no right of use is implied by possession and no liability is accepted for unauthorized use of this report. NJDOT is the client for this review assignment.

Purpose of Assignment (Intended Use)

This report is intended to provide an unbiased review of the appraisal report noted above to determine if the report is complete, credible, meets legal standards and is free from substantive errors. NJDOT will use this review to assist it in setting its estimate of just compensation to be paid for acquiring partial and entire acquisitions for a public purpose.

Scope of Review Analysis

This review consists of a (desk or **field**) review of the appraisal noted above and will analyze the quality and compliance or noncompliance of the appraisal with applicable laws, USPAP requirements and NJ DEP Green Acres Appraisal Requirements. If there are significant deficiencies in the appraisal report, the reviewer will seek corrections from the appraiser, without providing direction as to valuation. As part of the review, the reviewer will recommend acceptance of those reports which comply with standards and recommend a single report to the NJDOT for use as the registered report based upon that report's quality and compliance to the above-named standards. This review is limited to an opinion by the reviewer on the quality, completeness, accuracy, adequacy, relevance, and reasonableness of the appraisal under review and does not contain an independent opinion of value (appraisal) for the subject property. This review is based on the legal requirements imposed by statute and court decisions regarding eminent domain and access changes. These requirements include considering properties as if remediated, not incorporating non compensable damages, including reasonable damages that are the result of access changes made under the Access Code.

Report Recommendations

The recommendations below are based upon my opinion of the completeness, adequacy, relevance, and reasonableness of the analysis in the appraisal under review, given law, regulations, and user requirements for the work under review. A recommendation for use does not represent a value opinion of the reviewer.

I recommend acceptance of the appraisal report as complete ☒ **Yes** ☐ **No** If not recommending acceptance, please explain the deficiencies in the review.

Based upon the review herein, I recommend that the State utilize the opinion of value contained in the Jerome J. McHale, MAI, SCGRE # 42RG00023900 J. McHale & Associates, Inc. report dated 1/28/2026 having a valuation date of 11/10/2025 as its basis for estimating Just Compensation.

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

Limiting Conditions

Use of Extraordinary Assumptions or Hypothetical Conditions

This review uses a Hypothetical Condition that the property will be modified as shown on the maps, and that for this analysis, the before and after conditions occur at essentially the same time, with the exception of any temporary work. If these changes do not occur, the appraiser reserves the right to modify the review.

The reviewer relied on the data, property description, and other information contained in the appraisal without independently verifying all that information. It is an Extraordinary Assumption that the reviewer assumes that the information provided is correct. If this information is later determined to be incorrect, the appraiser reserves the right to modify the review and/or his/her conclusions.

No other extraordinary assumptions or hypothetical conditions were used in this appraisal review report unless set forth herein.

Subject Property Description and Acquisition Analysis

The subject site consists of one parcel and has 29,205 SF (0.670 AC) of land area, improved with a municipal library. The property is located in the DTC, Downtown Core District in the Borough of Hightstown. The borough sits within the boundaries of Windsor Township and does not border any other municipalities. The subject property is located on the southeastern corner of a signalized intersection of Franklin Street and N. Main Street at the northern end of the walkable downtown area of Hightstown Borough.

Franklin Street is one of the main commercial roads in the borough. It begins at the intersection with N Main Street at the subject and runs in a east/west direction before turning into NJ-33. It is an asphalt paved roadway with one lane of traffic in each direction at the subject. It offers concrete curbs and sidewalks as well as street lighting.

N. Main Street is one of the main commercial roads in the borough. It begins north of the subject at Route 130 in Cranbury Township and runs in a north/south direction where it terminates south of the subject at the borough's boundary line with East Windsor Township before turning into Old York Road. It is an asphalt paved roadway with one lane of traffic in each direction and an additional right turn lane to Franklin Street. It offers concrete curbs and sidewalks as well as street lighting.

Nearby uses include Hightstown Borough's Clerk and Construction Department, Hightstown Mercer County Library Hightstown Memorial Branch, Hightstown Memorial Park, Dunkin Donuts, Calvary Assembly of God Church, OGP Architects, Allen & Stults Insurance Company, Hightstown Pharmacy, Sunny Young Grocery, 4 Boys Ice Cream, Mannino's 4 Pizza & Restaurant. The subject has an average/good location north of the walkable "downtown" area of the borough and has good linkage with the surrounding municipalities.

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

The purpose and intended use of the appraisal report is to assist the NJDOT determine just compensation for the property owner(s) from the NJDOT's planned acquisition(s).

The taking area is a partial fee taking at northwest corner of Main and Franklin Streets. The improvements and use are removed from the taking area. The appraisal states *"Since the taking does not have an impact on the building improvements, only the value of the land has been estimated, Before and After the Taking."*

The appraisal conclusion to the value method appears reasonable.

Current Condition

Location: Southeast corner Franklin Street and Main Street. The property is identified as Block 28, Lot 1, Borough of Hightstown, Mercer County New Jersey. Franklin Street (Route 33) is a two-lane state-maintained road, Main Street (County Route 539) is a two-lane county-maintained roadway.

Land: The lot is one parcel, irregular in shape consisting of 29,205 SF (0.670 AC), with 290 feet of frontage on Franklin Street (Route 33) and 62 feet of frontage on Main Street (County Route 539). The lot is mostly cleared and level. The south Boundary is formed by Rocky Brook/Peddie Lake. The subject is located on F.E.M.A. Panel #34021C0169F, dated 7/20/2016. The western portion of the subject property appears to be located in Zone AE, Regulatory Floodway, with the majority of the site located in a 0.2% Annual Chance Flood Hazard Area. None of the lot appears impacted by wetlands. The lot doesn't appear impacted by adverse easements. Site improvements include concrete sidewalks and curbing, post lighting, signage, fixed benches and some landscaping.

The property can be accessed along N Main Street and Franklin Street; however, there is no curb cut for vehicular access.

Utilities: All utilities available and connected to site.

Improvements and Use: The appraisal states, "The property is improved with a one story library building. The subject was utilized as a library. The same occupancy and use is expected after the proposed acquisition. No further descriptions will be given of the building improvements as they will not be affected by the taking."

Zoning: The property is zoned DTC, Downtown Core District. Permitted uses in this zone include retail sales and services with a completely enclosed building; personal and business services within a completely enclosed building; office; public facilities, including public parking facilities; child care facilities; bars and taverns; restaurants and other places to eat and drink, but not including establishments with drive-throughs; banks and financial institutions; apartment dwellings as upper floor use of buildings containing above permitted principal uses; art galleries and artist studios.

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

Zoning Requirements			
	Requirement	Subject Before	Subject After
Min. Lot Area	2,000 SF	29,205 SF	28,445 SF
Min. Lot Width	20'	285'±	275'±
Min. Lot Depth	50'	70'±	70'±
Min. Front Yard	None	210'±	200'±
Min. Side Yard	None	2'±	2'±
Min. Rear Yard	10'	10'±	10'±
Max. Height	55'	<55'	<55'
Max. Lot Coverage	90%	<90%	<90%

The appraisal states the “The property’s current use is a permitted use and appears to meet all bulk requirements. The reader is urged to seek legal and engineering counsel regarding any opinion as the legal status of the site”.

The appraisal conclusion appears reasonable.

Highest & Best Use: As Vacant: “development to the subject site with a mixed-use”.

As Improved: “The property is improved with a one-story library building. The current improvements continue to add value to the site. Therefore, I have concluded that the highest and best use, as improved, is continued use as a public library building”.

The appraisal conclusion appears reasonable.

Does Appraiser 1 provide an adequate explanation of the before condition of the property? Yes.

Comments: None.

Acquisition

Acquisition: NJDOT proposes a partial fee taking of 760 SF (Parcel 26) at the northeast corner. Site improvements within the fee taking area according to the appraiser include well maintained lawn area. Although NJ DOT doesn’t typically compensate for lawn area, the appraiser states in review response, “An exception was made for the grass area, which was compensated for due to its well-maintained condition”. The appraisal states there is no damage to the improvements or use.

The appraisal conclusions appear reasonable.

Note: See the official NJDOT parcel description in appraisal.

Acquisition Impacts: None.

After Acquisition Condition

Land: The subject lot area is reduced to 28,445 SF (0.653 AC) of land area, the lot.

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

Improvements and Use: Improvements and use remain the same as in the before taking.

Zoning: The zoning remains the same after the taking as before the taking.

Highest and Best Use: The Highest and Best Use remain the same after the taking as before the taking.

Review of Appraisal I

Does Appraisal description of the subject property materially differ from description above? No.

General overview of the appraisal problem: This is a partial fee taking of 760± SF (parcel 26). The appraisal values only land based on its highest and best use. Only the Direct Sales Comparison approach is used to value the taking area although the cost and income approaches are considered. The appraisal states there is no damage to the improvements or use. The appraisal values the land based on unit price per SF. Within the taking area is well maintained lawn area the appraisal considers as contributing value to the whole and has offered a nominal amount as compensation for its loss.

The appraisal conclusions appear reasonable.

Does the appraisal identify and address existing easements and/or ground leases? Yes-none.

Does the appraisal properly identify the proposed temporary and permanent easements? Yes.

Is the data used in this report relevant to the appraisal problem? Yes.

If a Non Real Estate Report was completed did the appraiser properly explain and mitigate damages to the property. N/A

If a NRE was completed, did the appraisal report appropriately include the Non-Real Estate Report in the appraisal (is mitigation cost reasonable for Just Compensation or would actual damages be more appropriate.) N/A

Does the highest and best use analysis appear reasonable and appropriate? Yes.

Discuss the adequacy and relevance of the sales/leases to the appraisal problem? Yes. The appraisal uses three vacant commercial use sales and two commercial use sales with improvements that require demolition in the subject market area to develop an opinion of land value. The appraisal relied on Marshall Valuation Service to estimate demolition cost for the improvements on sale 3 and 5. The sales occurred between 6/2024 and 12/2024. They range in size from 55,411 SF to 188,025 SF, the subject is 29,205 SF. The appraisal provides adequate sales information although brief. All the sales appear relevant.

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

In your opinion is this report complete for this assignment? Yes.

Discuss the adjustments made to the sales/leases; are they appropriate for the appraisal problem and justified? The appraisal presents five recent vacant sales to value the site as a vacant commercial use lot. Sales 3 and 5 had improvements at the time of sale that require demolition this cost is estimated and added to the sale price to arrive at consideration in land only. Market condition adjustments are made to sales based on 2% annual appreciation citing "Since mid-2023, construction of mixed-use developments has begun to slow; however, land values has continued to appreciate". Adjustments are made for differences in locational characteristics such as traffic count, demographics (Average Household Income and Population within a 1 mile radius), signal/corner influence school district and proximity to highways would influence what a typical buyer would pay. Overall sale 1 and 3 are inferior and sale 4 superior. The subject has public utilities, sale 4 requires well and septic considered inferior in infrastructure amenity and given an upward adjustment. The sales are adjusted for differences in physical characteristics citing "Lots with greater street frontage/acre or number of street frontages require downward adjustment, while those with less street frontage/acre or number of street frontages require upward adjustment. The table also demonstrates the type of adjustment required for differences in shape, and topography". Sales 1, 2 and 5 were considered inferior overall and given varied upward adjustments. Varied upward size adjustments were made to sale each sale as each is considered smaller citing "Typically there is a "per unit" premium paid for significantly smaller sites. Smaller sites would require downward adjustment, while larger sites would require upward adjustment". The appraisal states "The subject is assumed to have development approvals for its existing use as a library. However, it does not appear to have any development approvals for redevelopment to a mixed-use. Based upon market data as well as conversations with developers, a percentage adjustment for development approvals is realized due to the risk and expense in obtaining approvals. Sale 4 was sold with seller obtained approvals; therefore requiring downward adjustment. Sales 1, 2, 3 & 5 were sold without any approvals or contingencies, therefore requiring no measurable adjustment".

The appraisal conclusions appear reasonable.

Provide your opinion as to whether the analyses are appropriate within the context of the requirements applicable to the appraisal assignment. Yes, the analysis and conclusions in the report appear within the requirements applicable to the appraisal assignment.

Provide your opinion as to whether the report is appropriate and not misleading within the context of the requirements applicable to the appraisal assignment. Based on the scope of the appraisal, the report and analysis is appropriate and adequate for the proposed partial taking.

Provide your opinion as to whether the opinions and conclusions are credible within the context of the requirements applicable to the appraisal assignment. Conclusions are fair, reasonable, and adequately supported.

Do errors (if any) in this report affect the appraiser's credibility? No.

What issues with this appraisal weaken or strengthen the case? None.

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

REVIEWER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

The facts and data in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.

I have performed no other services, as an appraiser or in any other capacity regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

My analyses, opinions and conclusions were developed, and this review report was prepared in conformity with NJDOT appraisal review standards and the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the subject under review and I have inspected the sales/leases used by the appraiser to value the subject.

No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.



Date of Review 1/29/2026

Reviewer

Name: Thomas Rodriguez SCGRE 42RG00121500

Title: Real Estate Appraiser 2

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT***Route/Section**Parcel**Owner***ADA Central Contract 2 Route 33****26****Borough of Hightstown****Section 3****Borough of Hightstown,****Mercer County, NJ****Green Acres Project:****#STBGP-D00S(458)****Appraisal Rating Form***On a scale from 1 to 5 with 5 being the highest*

How would you rate the initial (draft) appraisal for clarity?

☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
☐	☐	☐	☒ 4	☐

How would you rate the initial (draft) appraisal for quality?

☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
☐	☐	☐	☒ 4	☐

Did the appraiser respond to questions and comments from the reviewer in a timely fashion? Yes.

Did the appraiser fully and satisfactorily respond to questions and comments posed by the reviewer? (If no, Please Explain) Yes.

Did appraiser's responses require additional comments and questions from the reviewer? No.

On those questions and comments the appraiser disagreed with the reviewer, did the appraiser provide a satisfactory explanation? (If no, Please Explain) N/A.

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

REGISTRATION CERTIFICATE

(To be completed by NJDOT official).

Based upon the review attached hereto, the _____ report dated _____ is registered pursuant to N.J.S.A. 20:3-6 as the State's approved appraisal. This registration is a function of my role as an official of the New Jersey Department of Transportation and is not an opinion of value. This registration relies upon the approved appraisal as the source of information regarding the value of the proposed acquisition. The compensation to be offered for this acquisition is estimated to be \$ _____.

Name:

Date:

Title:

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

Subject Photographs

Taken: 12/24/2025; By: Tom Rodriguez



Franklin Street (Route 33) Looking West



Franklin Street (Route 33) Looking East

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown



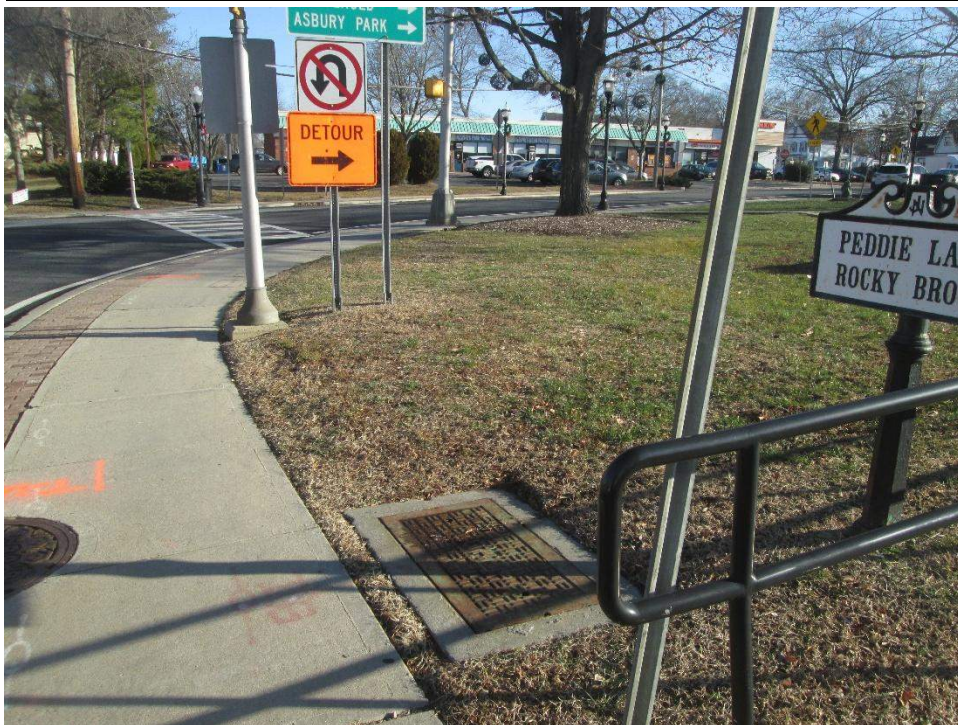
Main Street Looking North



Main Street (Route 33) Looking South

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown



Partial Fee Taking View (parcel 26) Looking Northeast



Site/Improvements View Looking Southeast

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

Sale Photos; Take by: Tom Rodriguez

Sale#1



Sale#2



**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

Sale#3



Sale#4



**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

Sale#5



**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

05/01/2022 AEG

All that certain land and premises, situate, lying and being in the Borough of Hightstown, County of Mercer and State of New Jersey and more particularly described as follows:

Parcel 26 as indicated on a map entitled: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE 33 (1953), Section 3, Hickory Corner Road to Middlesex County Line, Showing Existing Right of Way And Parcels To Be Acquired In The County of Mercer, January 2020; and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B", entitled: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE 33 (1953), Section 3, Hickory Corner Road to Middlesex County Line, PARCEL 26, Borough of Hightstown, County of Mercer, January 2020", and also being construction project "ADA Central Contract 2", Contract No. [SWI154180](#).

Parcel 26, including specifically all the land and premises located at about Station 4+20, Route 33 (1953) Section 3, Baseline Stationing, and more particularly described as follows:

BEGINNING at a point in the proposed southeasterly right of way line of Route 33 (1953) Section 3, said point being 32.65 feet southeasterly of and perpendicular to Route 33 (1953) Section 3 baseline Station 0+77.40, as laid down on the aforesaid maps, and running thence:

- (1) Southwesterly, 49 feet (calculated) along an arc of a curve to the left, having a radius of 41.00 feet (calculated) along the said proposed right of way line to the point of tangency along the proposed right of way line of Route 33 (1953) Section 3, thence;
- (2) South 29° 32' 10" West (calculated), 20 feet (calculated), along said proposed right of way line of Route 33 (1953) Section 3, thence;
- (3) North 61° 34' 57" West (calculated), 10' feet (calculated), along the said proposed line of to the point of intersection with the existing line of Route 33 (1953) Section 3, thence;
- (4) North 29° 32' 10" East (calculated), 32 feet (calculated) along said existing right of way line of Route 33 (1953) Section 3 to the point of tangency along the existing right of way line of Route 33 (1953) Section 3, thence;
- (5) Northeasterly, 60 feet (calculated) along an arc of a curve to the right, having a radius of 51.00 feet (calculated) along the said existing right of way line of Route 33 (1953) Section 3 to the point of tangency along the existing right of way line of Route 33 (1953) Section 3, thence;
- (6) South 75° 14' 09" East (calculated), 2 feet (calculated), along said existing right of way line of Route 33 (1953) Section 3, thence;
- (7) South 14° 45' 51" West (calculated), 10 feet (calculated), along said proposed right of way line to the point and place of beginning;

Containing 760 square feet of land, more or less;

Being also known as part of Lot 1 in Block 28 as shown on the Tax Maps for the Borough of Hightstown, Mercer County;

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

TOGETHER WITH, any ownership, reversionary or associated right, title and interest that the owner may have in the right of way of Route 33 (1953) contiguous to the above described premises as shown on the aforesaid map;

SUBJECT HOWEVER, to all public utility easements, recorded or unrecorded, affecting the herein described premises;

The above-described premises are color coded on "Exhibit "B" in the following manner:

Red – Fee Parcel Line.

#STBGP-D00S(458)



**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

MIKIE SHERRILL
Governor

FRANSIS K. O'CONNOR
Commissioner

DR DALE G. CALDWELL
Lt. Governor

January 21, 2026

**REQUEST FOR APPRAISAL
SUPPLEMENTATION OR CLARIFICATION**

Re: ADA Central Contract 2 Rt. 33 Sec. 3, Borough of Hightstown, Mercer County
New Jersey
Parcel: 26
Owner: Borough of Hightstown
Respond By: January 28, 2026

Dear Mr. McHale;

As you know, State and Federal Requirements necessitate a detailed appraisal review of the various appraisal reports we secure on each particular property. Also, there are specific contract specifications as to appraisal content and date to which you have agreed.

The appraisal report on the above property has been reviewed, is well written and almost in compliance although cannot be accepted in its present form for the following reasons:

1. Cover page: Please include the block and lot of the subject property per green acre requirement. **Corrected**
2. Page 34-Sale 1: Please include applicable use and area requirements for zoning per green acre requirement. Include a narrative description of the Access/utility easements dedicated to Monroe Township and how/if they impact site utility. **Corrected**
3. Page 37-Sale 2: Please include applicable use and area requirements for zoning per green acre requirement. **Corrected**
4. Page 40-Sale 3: Please include applicable use and area requirements for zoning per green acre requirement. **Corrected**
5. Page 43-Sale4: Based on my review of deed information the deed book/page appears to be 9698, page 8354, please review and amend accordingly. Please include applicable use and area requirements for zoning per green acre requirement. **Corrected**

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown

January 21, 2026
Page 2
Mr. McHale

6. Page 46-Sale 5: Please include applicable use and area requirements for zoning per green acre requirement. **Corrected**
7. Page 34-48, Sales 1-5: Please include listing sheets for each sale per green acre requirement. **Added to Addenda**
8. Page 60-Physically Possible; The IPM indicates the remaining area is 0.653 acres (28,445 SF). The second paragraph appears to state the before area. Please review and amend accordingly. **Corrected**
9. Page 60-Highest and Best use. The last sentences of the second paragraph refers to a fire department building. Please review and amend accordingly. **Corrected**
10. Page 63-Damages to the Remainder; The last sentence states a loss of 70 SF. The proposed fee taking is 760 SF. Please review and amend accordingly. **Corrected**
11. Page 63-Compensation for Site Improvements. NJ DOT doesn't compensate for grass areas in taking areas, although site improvements that contribute to the whole can be compensated for. The Damages to the Remainder indicates there is "a portion containing the sidewalk, curbing and brick pavers". If these site improvements do contribute to the whole, they can be compensated for. These improvements should also be included in the before taking value as they are removed in the after taking. Please review and amend accordingly. **The site improvements were separately compensated for because the appraisal is based on the value of the underlying land only. An exception was made for the grass area, which was compensated for due to its well-maintained condition.**

It is most appreciative if you will please review this request and submit the requested clarification and/or supplementations by January 28, 2026. **Please restate the questions in your response.** Your responses are to be addressed to the District Supervisor indicated on your Appraisal Contract Order.

Note: If any revisions to the report are made please resend the entire report in pdf format.

Respectively Submitted,



Thomas Rodriguez NJ SCGRE No. 42RG00121500
Real Estate Appraiser 2 NJDOT
thomas.rodriguez@dot.nj.gov

**NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY AND ACCESS MANAGEMENT**

<i>Route/Section</i>	<i>Parcel</i>	<i>Owner</i>
ADA Central Contract 2 Route 33 Section 3 Borough of Hightstown, Mercer County, NJ Green Acres Project: #STBGP-D00S(458)	26	Borough of Hightstown



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

MIKIE SHERRILL
Governor

DR DALE G. CALDWELL
Lt. Governor

January 28, 2026

**REQUEST FOR APPRAISAL
SUPPLEMENTATION OR CLARIFICATION**

Re: ADA Central Contract 2 Rt. 33 Sec. 3, Borough of Hightstown, Mercer County
New Jersey
Parcel: 26
Owner: Borough of Hightstown
Respond By: February 4, 2026

Dear Mr. McHale,

As you know, State and Federal Requirements necessitate a detailed appraisal review of the various appraisal reports we secure on each particular property. Also, there are specific contract specifications as to appraisal content and date to which you have agreed.

The appraisal report on the above property has been reviewed, is well written and almost in compliance although cannot be accepted in its present form for the following reasons:

1. NJ DEP Green Acre Requirements include applicable uses permitted in addition to area requirements. Please amend the sale sheets to include them. The valuation section of the appraisal report adjusts sale 3 and 4 for these differences.

It is most appreciative if you would please review this request and submit the requested clarification and/or supplementations by February 4, 2026. **Please restate the questions in your response.** Your responses are to be addressed to the District Supervisor indicated on your Appraisal Contract Order.

Note: If any revisions to the report are made, please resend the entire report in pdf format.

Respectively Submitted,

Thomas Rodriguez NJ SCGRE No. 42RG00121500
Real Estate Appraiser 2 NJDOT



B. NJDOT ROW Administrative Settlement Report

DIVISION OF RIGHT OF WAY & ACCESS MANAGEMENT
REPORT OF ADMINISTRATIVE SETTLEMENT

ADA Central Contract 2
Route 33
Section 3
Parcels 26
Owner Borough of Hightstown

Proposed Settlement \$ 14,000.00
Fair Market Value or State's \$ - 10,000.00
Testimony Variance \$ 4,000.00

 Variance is \$2,500 or under. Settlement is less than the cost to initiate the Eminent Domain Process.

 X **Variance is \$4,000 or under. Settlement is less than the cost of proceeding to a hearing and the potential value exposure.**

 Variance is \$10,000 or under and is within the limits of the settlement authority of the undersigned individual.

 Substantially in excess of Fair Market Value, but is in the public interest based on the following analysis:

Owner Borough of Hightstown., Parcel 26, is being impacted by a 760 SF Fee Take. The appraisal used 5 sales in the area, ranging from \$ 5.32/SF to \$13.58/SF, unadjusted and \$7.87/SF to \$16.09/SF adjusted. The appraiser utilized an indicated value of \$12.50/SF in the appraisal. The Borough Administrator for the Borough of Hightstown countered at \$14,000.00 which was agreed to by NJDOT. This is less than the cost to initiate the Eminent Domain process. Approval is recommended.

6/1/2026

Date

Dominic Palladino

Negotiator, Dominic Palladino, JMT

DIVISION OF RIGHT OF WAY & ACCESS MANAGEMENT
REPORT OF ADMINISTRATIVE SETTLEMENT

I concur,

6/2/26
DATE

A handwritten signature in dark ink, appearing to read 'R. Andersen', written over a horizontal line.

ROBERT ANDERSEN
REALTY SPECIALIST 4



C. Aerial Site Map



Proposed Green Acres
Diversion

- LEGEND:
- R.O.W.
 - GREEN ACRES PROPERTY
 - PROPOSED DIVERSION AREA
 - FLOODWAY LIMIT
 - FLOOD HAZARD AREA LIMIT

BLOCK: 28
LOT: 1
LOT SIZE: 0.823 AC
DIVERSION AREA: 760 SF (0.017 AC)
REMAINING AREA: 0.806 AC

CONSTRUCTION PROJECT: ADA CENTRAL CONTRACT 2
CONTRACT NO. SW1154180

30' 0 30' 60'

NEW JERSEY
DEPARTMENT OF TRANSPORTATION
ROUTE 33 (1953) SECTION 3
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NJ

AERIAL SITE MAP

JOHNSON, MIRMIRAN & THOMPSON



4. Applicant Resolution

**RESOLUTION SUPPORTING THE STATE HOUSE COMMISSION FINAL
APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL
PROTECTION FOR THE MINOR DIVERSION OF PARKLAND IN HIGHTSTOWN
BOROUGH FOR AMERICAN WITH DISABILITIES (ADA) IMPROVEMENTS
WITHIN THE BOROUGH**

WHEREAS, Block 28, Lot 1 is part of the Hightstown Borough Memorial Park which is encumbered, as a condition of Green Acres funding, with restrictions against disposal or diversion from recreation and conservation uses by the New Jersey Department of Environmental Protection; and

WHEREAS, in conjunction with the proposed ADA and signal improvements, it is necessary to remove the Green Acres restrictions from a 0.017-acre portion of Hightstown Memorial Park; and

WHEREAS, the removal of Green Acres restrictions from parkland requires the approval of the Commissioner of the Department of Environmental Protection and the State House Commission pursuant to N.J.A.C. 7:36-26; and

WHEREAS, the Hightstown Borough wishes to apply for approval for ADA and signal improvements as a minor disposal or diversion of parkland under N.J.A.C. 7:36-26; and

WHEREAS, the current step in the application process for approval of a minor disposal or diversion of parkland is the filing of a final application under N.J.A.C. 7:36-26.6; and

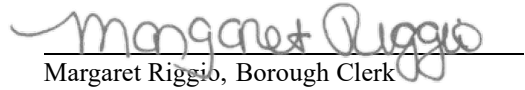
WHEREAS, in accordance with N.J.A.C. 7:36-26.6(f)4, it is necessary for Hightstown Borough to submit as part of the final application a Resolution endorsing the application to divert or dispose of parkland;

NOW THEREFORE, BE IT RESOLVED by the Hightstown Borough Council of the Hightstown Borough, in the County of Mercer, State of New Jersey as follows:

1. The Borough of Hightstown endorses the filing of a final application for the Hightstown Memorial Park minor diversion pursuant to N.J.A.C. 7:36-26;
2. The Borough of Hightstown hereby finds that Hightstown Memorial Park minor diversion would meet the minimum substantive criteria at N.J.A.C. 7:36-26.1(d) by improving pedestrian safety at the intersection of Franklin Street (Route 33) and North Main Street (Route 33);
3. The Borough of Hightstown acknowledges that in order to obtain the approval of Hightstown Memorial Park minor diversion, all substantive and procedural requirements of N.J.A.C. 7:36-26 must be met, including compensation requirements at N.J.A.C. 7:36-26.5;

4. The Borough of Hightstown will receive monetary compensation in the amount of fourteen thousand (14,000) dollars, to be used for park improvements within the Hightstown Borough.
5. The Borough of Hightstown acknowledges that in the event the New Jersey Department of Environmental Protection classifies the Hightstown Memorial Park minor diversion as a major disposal or diversion of parkland, additional application information will be required under N.J.A.C. 7:36-26 before the application can proceed.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on August 17, 2026


Margaret Riggio, Borough Clerk



5. Attorney Review Letter



Mail to:

James L. Plosia, Jr.
Jonathan F. Cohen
Donald S. Dinsmore
Veronica A. Acevedo
Rasheta T. Butler

51 Gibraltar Drive,
Suite 3B
Morris Plains, NJ 07950
(908) 888-2547 (p)
(908) 548-0811 (f)
www.pclawnj.com

Monmouth County:
106 Apple Street
Suite 206
Tinton Falls, NJ 07724

August 10, 2026

Via Email Only

New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Trenton, NJ 08625

Re: NJDOT ADA Central 2 Green Acres Minor Diversion Final Application

To whom it concerns,

I am the Borough Attorney for the Borough of Hightstown. I write in connection with my review of the Borough's application for Commissioner and State House Commission approval of the Green Acres Minor Diversion for the disposal or diversion of parkland in Hightstown.

It is my opinion that the Borough of Hightstown (applicant) is empowered to proceed with the application; that the applicant is not in violation of any applicable Federal, State, or local laws, rules, regulations, codes, or ordinances pertaining to the proposed minor diversion of parkland or to the project for which the diversion is sought; and the applicant, as the local government unit, has complied, to the extent applicable, with the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq. (including, but not limited to, N.J.S.A. 40A:12-13.5 et seq. if the local government unit is a county), the statutory provisions governing municipal parks and playgrounds (N.J.S.A. 40:61-1 et seq.), the statutory provisions governing county parks and playgrounds (N.J.S.A. 40A:37-1 et seq.), the statutory provisions governing boards of recreation commissioners and the establishment of municipal and county parks and playgrounds (N.J.S.A. 40:12-1 et seq.), the local open space tax statute, N.J.S.A. 40:12-15.1 through 15.9, and any other statute governing the conveyance, disposal or diversion of land or parkland held by a local government unit.

Thank you for your courtesies.

Sincerely,

/s/ Jonathan F. Cohen
Jonathan F. Cohen, Esq.

cc: Client



6. Revised Location Map from Final Application Part I



- LEGEND:
- R.O.W.
 - GREEN ACRES PROPERTY
 - PROPOSED DIVERSION AREA
 - FLOODWAY LIMIT
 - FLOOD HAZARD AREA LIMIT

BLOCK: 28
LOT: 1
LOT SIZE: 0.823 AC
DIVERSION AREA: 760 SF (0.017 AC)
REMAINING AREA: 0.806 AC

CONSTRUCTION PROJECT: ADA CENTRAL CONTRACT 2
CONTRACT NO. SW1154180

30' 0 30' 60'

NEW JERSEY
DEPARTMENT OF TRANSPORTATION
ROUTE 33 (1953) SECTION 3
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NJ

AERIAL SITE MAP

JOHNSON, MIRMIRAN & THOMPSON