

OPEN SESSION

Hightstown Borough Planning Board Meeting November 14, 2005

Call to order

Vice-Chairman Mr. Misiura called the Planning Board meeting to order at 7:35 p.m.

Mr. Misiura read the open public meetings act.

Flag salute

Roll Call

Name	Present	Absent			
Mayor Patten	X				
Mr. Montferrat		X			
Mr. Sikorski	X				
Mr. Searing	X				
Mr. Cuddy	X				
Mr. Jurgens	X				
Mr. Pratt		X			
Mr. Stults	X				
Mr. Misiura	X				
Alternates					
Mr. Emigholz	X				
Mr. Byrne	X				

Members present: Mayor Patten, Mr. Sikorski, Mr. Searing, Mr. Cuddy, Mr. Jurgens, Mr. Stults, Mr. Misiura, and Mr. Byrne.

Members absent: Mr. Montferrat, and Mr. Pratt.

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Approval of Agenda

Mr. Misiura added the following items to the agenda:

- 1-Committee Reports
- 2-Stony Brook Millstone Water Shed Municipal Assessment Program Discussion
- 3- Report from Matt Cuddy on New Jersey Future in Transportation Workshop

Mr. Cuddy asked for a short discussion of the status of redevelopment of the Mill.

A motion was made by Mr. Stults, seconded by Mr. Jurgens, to approve the agenda. Roll call vote was all in the affirmative. Motion carried.

Approval of Minutes

A motion was made by Mr. Cuddy, seconded by Mr. Stults, to approve the revised minutes of the October 11, 2005 Planning Board. Roll call vote was all in the affirmative, with the exception of Mr. Jurgens & Mr. Emigholz who abstained. Motion carried.

Adoption of Resolutions

- A. Resolution #2005-09 – St. Anthony of Padua, 251 Franklin Street, Block 27, Lots 12.01, 27, 31, 34-37, 46 & 47 - granting Preliminary and Final Site Plan Waiver with Bulk Variances for the construction of a 4,041 square foot addition.**

A motion was made by Mr. Sikorski, seconded by Mr. Cuddy to adopt Resolution #2005-09. Roll call vote was all in the affirmative, with the exceptions of Mr. Jurgens & Mr. Emigholz, who abstained. Motion carried.

- B. Adoption of Resolution #2005-10 - Back Porch Associates, 315 Second Avenue, Block 47.01, Lot 46, denying application for a Minor Subdivision with Bulk Variances.**

A motion was made by Mr. Cuddy, seconded by Mr. Sikorski to adopt Resolution #2005-10. Roll call was all in the affirmative, with the exceptions of Mr. Jurgens & Mr. Emigholz, who abstained. Motion carried.

Public Hearings

1. Application #2005-12, DM Properties, Inc. 225-232 South Academy Street, Block 40, Lots 22,23 & 24 for Preliminary and Final Major Subdivision with Use Variances for the consolidation and re-subdivision into four equal lots to construct a duplex on each pair of lots.

Mayor Patten & Mr. Sikorski recused from this application. Ms. Lorelei Totten presented testimony concerning the Use & Bulk variances. Exhibit A thru A-4 were presented, which consisted of an aerial picture of the residential area; 26 photographs of the site as it is now, taken last week, on Thursday or Friday; the architectural plans for the proposed duplexes and the landscaping plan.

Ms. Totten described the properties adjacent to the proposed lots, as well as the two duplexes in question. The duplexes were described as four, three bedroom units, with a single park garage on each side of the front. It is her opinion that this use is not inconsistent with the zone plan & the zoning Ordinance, and there would be no detriment to the public good.

Mr. Cuddy mentioned that the plot plan has a farther set back than any of the buildings on Academy Street and questioned the consistency the street & pedestrian friendliness of the proposed lots.

The applicant explained that , according to the Ordinances, there has to be a COAH contribution of \$21,750.00.

The applicants expressed their willingness to enhance their architectural plan, by presenting it to the Architectural Review Committee for their review & by complying with all of Carmella Roberts's recommendations.

The requested Bulk Variances refer to the minimum wide area, the lot width to be reduced from 50 ft to 30 ft, and the side yard to be reduced from 18 ft to 8.67 ft.

A letter from Mr. Pratt was presented to the applicant to review and respond to his comments. In his letter, Mr. Pratt recommends that the applicant considers one quadruplex instead of two duplexes.

Mr. Stults mentioned that, in his opinion, there are more creative ways to use the lot and provide off -street parking.

Mr. Misiura mentioned that the Board Members should vote separately on the Use and Bulk Variances.

A motion was made by Mr. Cuddy, seconded by Mr. Jurgens, to bifurcate the application . Roll call was all in the affirmative, with the exceptions of Mr.

Emigholz, who voted no, and Mayor Patten & Mr. Sikorski, who abstained. Motion carried.

A motion was made by Mr. Jurgens, seconded by Mr. Searing, to grant a Use Variance to allow a duplex housing in the R-4 zone. Roll call was all in the affirmative, with the exceptions of Mayor Patten and Mr. Sikorski, who abstained. Motion carried.

No decision was made on the Bulk Variances.

The Board advised the applicant that no fees were to be paid for the next appearance before the Board, when a Bulk Variance decision is made.

2. Application 2003-12, Old Hights Overlook, Williams and Monmouth Streets, Block 13, Lots 24.01, 24.02 and 15.01 for an amended Preliminary and Final Site Plan with Use Variances to convert one unit into 2 COAH regulated apartments, and build one COAH apartment in the warehouse along with one non-COAH apartment.

Mayor Patten & Mr. Sikorski recused themselves from this application.

Mr. Daniel Doran presented Exhibit A-1, which consisted of a site plan of the lots. The applicant proposes to take the unit designated as c-3 and convert it into 2 individual units, both subject to COAH regulations. The Variance requested deals with the density of the proposed units. The sight is located in the RPFN zone, which indicates a maximum of 8 unites per acre, and the applicant proposes to have 11.6 units per acre.

There will be an office space of approximately 300 sq ft as well as two apartments. The first floor unit would have a garage parking, and the second unit would get two designated parking spots. There will be 8 parking spaces available for visitors. Carmella Roberts mentioned that she did not recall stating that there were 15 units per acre, as Mr. Doran suggested.

When the application was opened for public comment, Ms. Heather Morgan, 131 Monmouth Street, stepped up and mentioned that there is no lighting on the road and that the addition would take available parking space from the existing units.

A motion was made by Mr. Cuddy, seconded by Mr. Searing, to approve this application. Roll call was all in the affirmative, with the exceptions of Mayor Patten & Mr. Sikorski who recused themselves. Motion carried.

NOTE: Mayor Patten left the meeting at approximately 9:30 PM.

Public hearing on proposed Master Plan Housing Element and Fair Share

Plan.

Mr. Randy Gottesman explained the purpose of today's hearing, which is to put the Final Housing Element & Fair Share Plan before the Board and have the board move to approve it & recommend same to Council, to entertain a resolution to petition COAH.

Mr. Gottesman presented a revised document, with a series of format changes that include new tables & columns.

A motion was made by Mr. Cuddy, seconded by Mr. Stults, to adopt Resolution #2005-MP-HEFSP. Roll call was all in the affirmative, with the exception of Mayor Patten who was not present. Motion carried.

Discussions

1. Committee Reports

Zoning & Master Plan Committee

- a. Revise Format
- b. Revise Residential
- c. Periodic Review of Master Plan

Members: Mr. Cuddy, Mr. Misiura, Mr. Emigholz & Mr. Wetterskog

Informal Application Review Committee

- a. Provide informal review of applications
- b. Refer applicants to ARC if applicable

Members: Mr. Montferrat, Mayor Patten, Mr. Searing, Mr. Jurgens & Mr. Wetterskog

Architectural Review Committee

- a. Recommend Design Guidelines
- b. Liason with Historic Preservation Commission
- c. Advise applicants referred by Informal Review committee

Members: Rick Pratt, Lee Stults & Paul Byrne

Housing Code Committee

- a. Review residential occupancy regulations
- b. Represent Planning Board on combined Committee

Members: Chris Emigholz & Paul Byrne

Mr. Emigholz reported that his committee has met and started working on a report that will be presented to the Borough Council with their recommendations.

2. Stony Brook Millstone Water Shed Municipal Assessment Program Discussion

Mr. Roger Cook gave the Board a document regarding a service provided by the Stony Brook Millstone Watershed Association, which conducts complimentary studies to municipalities. Mr. Misiura gave each Board Member a copy of the document for their review & consideration.

3. Report from Matt Cuddy on New Jersey Future in Transportation Workshop

Mr. Cuddy spent a day at the Middlesex County Board Office listening about a new perspective they're taking on the relationship between transportation & land use.

They are using 5 principles to guide their transformation:

- Spend less on State highways
- Leverage private sector investment
- Connect roads, where they haven't been connected before
- Help communities with landuse & design
- They will be sensitive to context when designing their roads

Their mayor has initiated a Program of redesigning their town, looking at placemaking issues, a Main Street Program & spending a NJDOT Grant for their project.

Carmella Roberts commented about the making of a connection between the Turnpike & Route 130. Her opinion is that Route 33 should remain a local road in order to keep truck traffic out of our main streets.

Development of the Mill

The Board Members commented on the current status of the Mill's development.

Adjournment

The meeting was adjourned at 11:01 p.m.

Respectfully submitted,

Katherine Peniche

