

OPEN SESSION

Hightstown Borough Planning Board meeting February 14, 2005

Call to order

The Planning Board meeting was called to order by Chairman Fred Montferrat at 7:30 p.m.

Mr. Montferrat 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					
Ms. Harrington	X				
Mr. Byrne		X			

Members present: Mayor Patten, Mr. Montferrat, Mr. Sikorski, Mr. Searing, Mr. Cuddy, Mr. Jurgens, Mr. Misiura and Alternate #1 Ms. Harrington.

Members absent: Mr. Pratt, Mr. Stults, and Mr. Byrne.

Approval of Agenda

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

Approval of Minutes

A motion was made by Mr. Sikorski, second by Mr. Jurgens to approve the minutes of the January 10, 2005 Planning Board. Roll call vote was all in the affirmative with the exceptions of Mr. Cuddy and Mr. Misiura who abstained. Motion carried.

Adoption of Resolution 2004-13 – Mr. David Babcock

Mr. Gary Rosensweig, attorney for the Hightstown Borough Planning Board, reviewed the terms of approval for granting a variance to Mr. Babcock. A motion was made by Mr. Sikorski, seconded by Mr. Searing to adopt Resolution 2004-13 granting Mr. David Babcock permission to construct a single family dwelling on Block 49, Lot 19. Roll call vote was all in the affirmative with the exceptions of Mr. Cuddy and Mr. Misiura, who abstained. Motion carried.

Public Hearing

Application 2005-01 for Mr. Frank Paladino for a variance to allow a dog grooming service, has been deemed incomplete, and will be rescheduled for the March 2005 meeting.

New Business

Discussion on Storm Water Management Plan

Carmela Roberts, Board Engineer, advised the board that the Storm Water Management Plan, which has to be adopted as part of the master plan, is part of a larger Borough Permit, explaining that each municipality in the state, as well county agencies, and public institutions are required to obtain a storm water permit. Hightstown applied for, and was granted a permit. There are; however, a certain number of requirements the Borough must comply with every year. One of those conditions is to adopt a Storm Water Plan as an element of the Master Plan. Once that has been done, there is a Storm Water Control Ordinance that Borough Council will adopt, which will implement the Storm Water Plan. The ordinance mimics the new D.E.P. regulations. D.E.P. has now decided to look at non-structural storm water solutions as opposed to structural. DE.P. has also put restrictions on quality and quantity of water that can leave the site. The Storm Water Management Plan is to be adopted by April 7, 2005 and certified by borough this has

been completed. Ms. Roberts advised that the style of this plan and general items included are directed by D.E.P. The overall goals are to reduce flooding, and improve water quality. Special borough feature to protect is Peddie Lake.

Some of the specific goals and objectives are to utilize the Borough's natural resources as a way to attract borough activity.

The next part of the plan discusses storm water in general giving the example that if there is an undeveloped parcel of land, and there is rain, essentially all of the rain water will percolate into the ground; however when a parcel of land is developed, creating a greater impervious coverage than was previously there, the water is collected through swales, and directed by inlets.

The State has a program with over 800 sampling sites of water bodies throughout New Jersey, and one of those sites is at the Rocky Brook by the dam in Hightstown Borough. The State determines whether or not there is an impaired waterway, as well as the level of impairment.

The Borough is required, within 12 months of adopting a storm water management plan, to adopt its ordinance.

Ms. Roberts advised the board that she reviewed the Borough's Master Plan as well as the Ordinance to see if there are inconsistencies with the new State Storm Water Regulations, advising there are no inconsistencies in the Master Plan. There are; however, a few place in the ordinance, which are related to the checklists.

The final item in this plan is what the D.E.P. calls a mitigation plan. If for some reason, a developer cannot meet the new Storm Water Regulations, the Planning Board could grant a variance or exception from the regulations as long as there is a mitigation plan. Carmela offered the board some suggestions for a mitigation plan. In order to meet April 7, 2005 deadline, the Storm Water Management Plan has to be adopted as part of master plan, with a public hearing held at the next Planning Board Meeting on March 14, 2005.

A motion was made by Mr. Sikorski, seconded by Jim Jurgens, to schedule a public hearing on March 14, 2005 to adopt the Storm Water Management Plan as part of the Borough's master plan. Roll call vote was all in the affirmative. Motion carried.

Zoning Map Update – Borough Ordinance 2005-07

A motion was made by Mayor Patten, seconded by Mr. Misiura to amend the agenda to add a discussion regarding the Zoning Map update.

Ms. Roberts advised the board that the Zoning Map has been updated to be in conformance with the redevelopment plan and the redevelopment map, which had been

approved by the Planning Board in 2004, explaining that the shaded areas on the map are designated as redevelopment areas.

A motion was made by Mr. Cuddy, seconded by Mayor Patten to accept the updated Zoning Map.

Old Business

2004 Re-examination Report

Mr. Rosensweig, attorney for the Borough Planning Board, handed out a draft version for the board to review and advised that the board should have a public hearing on the Re-examination Report of the Master Plan, at the March 14, 2005 Planning Board meeting.

A motion was made by Mr. Cuddy, seconded by Mr. Jurgens, to hold a public hearing on the 2004 Re-examination Report on March 14, 2005. Roll call vote was all in the affirmative. Motion carried.

The board discussed developing new review committees for this year, one of which will be a committee to review zoning ordinances to make the ordinance easier to read. Other suggestions included forming a committee to continually review the Borough's Master Plan, an Architectural review Committee, and a Historical Preservation Committee.

Mr. Montferrat advised that in past, the Borough has had a zoning review committee to meet with applicants for an informal review. Mayor Patten suggested that Mr. Wetterskog be part of this committee.

Mr. Rosensweig advised the board to keep to the committee members to not more than three Planning Board Members.

Mr. Cuddy advised the Board Members that the New Jersey Planning Officials is having a workshop on Saturday, February 26, 2005 in Burlington Township for Planning Board Members.

It was asked if the fee for this workshop is provided for in the Planning Board's budget, and Mayor Patten advised that it should be.

Mr. Cuddy suggested the board invite a representative from the Office of Smart Growth, which advises townships of the resources available from the Office of Smart Growth. The speaker would review with the board the definition of "Smart Growth", and how the State Programs relate to what has been happening in the Borough, as well as the opportunities that the Borough can take advantage of. Mr. Cuddy will contact the Board Secretary to schedule a speaker on an open agenda.

Adjournment

A motion was made by Mr. Sikorski, seconded by Mr. Jurgens to adjourn the meeting at 8:40 p.m.