

OPEN SESSION

Chairperson Steve Misiura called the meeting to order at 7:30 p.m. and read the Open Public Meetings Act statement which stated that adequate notice and posting of the meeting had taken place in accordance with the requirements of P.L. 1975, Chapter 231.

The flag salute.

Roll Call

	PRESENT	ABSENT	LATE ARRIVAL
<i>Mr. Emigholz</i>	✓		
<i>Mayor Kirson</i>	✓		
<i>Ms. Laudenberger</i>	✓		
<i>Ms. McGinty</i>	✓		
<i>Mr. Misiura</i>	✓		
<i>Mr. Montferrat</i>	✓		
<i>Mr. Moraitis</i>		✓	7:35
<i>Mr. Pratt</i>	✓		
<i>Mr. Searing</i>	✓		
<i>Mr. Olsen</i>	✓		
<i>Mr. Byrne</i>	✓		

Also in attendance: Susan Jackson, Planning Board Secretary; Gary Rosensweig, Planning Board Attorney

Ms. McGinty recused herself from the Planning Board meeting. She is now absent.

APPROVAL OF AGENDA

Mr. Pratt made a motion to amend the agenda to include a discussion and vote for Memorial Park Parking Lot time limit change. Mr. Montferrat seconded. The agenda was accepted with a 9-0 vote.

APPROVAL OF MINUTES: March 14, 2011

Ms. Laudenberger made a motion to accept the March 14, 2011 minutes as presented. Mr. Pratt seconded.

Roll Call: Mr. Misiura; Ms. Laudenberger; Mr. Pratt; Mr. Emigholz; Mr. Searing; Mayor Kirson; Mr. Olsen; and Mr. Byrne voted yes. Mr. Moraitis and Ms. McGinty were absent. Mr. Montferrat abstained. February 14, 2011 Minutes were approved with 8-0

PUBLIC COMMENT

Mr. Misiura opened the floor to any public comment unrelated to anything on that is not on the agenda. Mike Vanderbeck, 344 Stockton St. spoke about a two hour time limit in the Memorial Parking Lot for the front 10 spaces. Fran Polambo, owner of Tavern on the Lake, 101-103 Main St., rebuttal against the time limit for parking. As no other public came forward Mr. Misiura closed the public comment time.

DISCUSSION: MEMORIAL PARK PARKING LOT

Mike Vanderbeck came before the Planning Board to ask the Board to consider endorsing this proposal of having 10 parking spaces in Memorial Parking Lot change from the 4 hour time limit to a 2 hour time limit. A discussion pursued about how the time limit would benefit the businesses along Main Street and also the library since they have a limited number of on street parking.

Roll Call: Mr. Misiura; Ms. Laudenberger; Mr. Montferrat; Mr. Pratt; Mr. Emigholz; Mr. Moraitis; Mr. Searing; Mayor Kirson; Mr. Olsen; and Mr. Byrne voted yes. Ms. McGinty was absent. The Planning Board voted to recommend to the Council to adopt a 2-hour time limit of the 10 parking spaces

MASTER PLAN RE-EXAMINATION: PRESENTATION BY GREATER HIGHTSTOWN-EAST WINDSOR IMPROVEMENT PROJECT

Mr. Misiura, Mr. Montferrat and Mayor were invited to attend a GHEWIP meeting and GHEWIP is offering to hire a group of professional planners who will look at the downtown area, including the Rug Mill, to come up a strategic plan for Downtown Hightstown and this report could also be used as a useful tool in the Re-examination report.

Mr. Bill Gilman, GHEWIP member, 219 Greeley St. gave a brief detail of the meeting and GHEWIP's proposal to hire a group of professional planners who would come up with a strategic plan for the redevelopment for the downtown businesses. This would include not only the immediate downtown area but the areas from the Minute Maid property all the way to the Rug Mill. The idea is that with the widening of the turnpike and the relocation of the interchange, the hope is that this report will help make Hightstown a place of destination and not just a place to pass through. The approach is to have the planners to look at a 3 part strategy: 1) focusing on all the existing documents available especially the redevelopment areas; 2) evaluate what those opportunities will be for redevelopment; and 3) provide a strategic plan on how to move forward with improvements for Hightstown and what has been identified. GHEWIP feels that this should take about 4 months to present the report and asked the Board to please take this report seriously and consider all the information presented as a useful tool. It will mean that the schedule for the Master Plan Re-examination will have to be readjusted. With this overview, there was a discussion from the Planning Board members who are all very willing to welcome this information that will help with the Re-examination report.

Mr. Montferrat made a motion to have a resolution welcoming the GHEWIP's proposal and endorsing GHEWIP to move forward with their study. The Planning Board Re-examination time-line will have to be adjusted as required to consider and review the GHEWIP's planning consultant's report. Ms. Laudenberger seconded.

Roll Call: Mr. Misiura; Ms. Laudenberger; Mr. Montferrat; Mr. Pratt; Mr. Emigholz; Mr. Moraitis; Mr. Searing; Mayor Kirson; Mr. Olsen; and Mr. Byrne voted yes. Ms. McGinty was absent.

There is a joint meeting on April 12, 2011 with the Borough Council. This meeting is to just discuss the direction that the Council believes the priorities of the Borough need to go in and making sure that both parties are on the same page. The questionnaire will be used to help guide the meeting. The discussion continued as to the elements that need to be discussed and a question was asked of when it becomes necessary to rewrite the entire Master Plan. Mr. Rosensweig stated that a Re-examination is just updating the goals but when there are elements need to be revamped then it would be a cleaner way to rewrite the Master Plan but amendments can be attached to the elements.

DISCUSSION: NEON/LED LIGHTS

Mr. Brynes recused himself from the discussion. Mr. Schmeling came to the Zoning Sub-committee to discuss the issues of neon/LED lights. Presently neon lights are not permitted but LED lighting is not addressed. There was a discussion and for now this will be deferred to the Master Plan Re-examination. Mayor Kirson stated that this can be a detriment to the businesses to have to get rid of their open signs but there should be a limit to the number of neon/LED signs permitted per store. With no further discussion Mr. Misiura asked for a motion to add LED item H of not permitted signs ordinance.

Ms. Laudenberger made a motion to add LED signs to item H of the not permitted sign ordinance. Mr. Pratt seconded.

Roll Call: Mr. Misiura; Ms. Laudenberger; Mr. Montferrat; Mr. Pratt; Mr. Moraitis; Mayor Kirson; Mr. Olsen voted yes. Mr. Emigholz and Mr. Searing voted no; Mr. Byrnes recused himself. Ms. McGinty was absent. The motion passed with 5-2 vote.

COMMITTEE AND PROFESSIONAL REPORTS:

The Route 33 Corridor Study Sub-committee will be meeting at the end of April and will have more to report on in May. The Sub-committee has seen the first draft and discussed what they want to discuss with the planners.

HPC's Historic Element Sub-committee has about 95% rewrite of the Master Plan Re-examination. They will be meeting again next week. It is a redo and not an edit since there is currently little that exists in the Master Plan that is required by law for the Historic Element.

The zoning issues that Mr. Schmeling has brought before the Planning Board needs to be addressed.

The Legislature is still looking at the legislation for COAH.

CHAIRMAN AND BOARD MEMBER COMMENTS:

Mr. Misiura asked Mr. Rosensweig about the indemnification issue that was brought up by Ms. McGinty. Mr. Rosensweig said that there isn't any reason that addition coverage is needed. The JIF policy will cover all people concerned as long as they have acted within the rights of their jobs.

Mr. Misiura asked for a motion to adjourn the meeting. Ms. Laudenberger made the motion. Mayor Kirson seconded the motion. All approved 8-0. Meeting adjourned at 10:30 PM.

Respectfully submitted,

Susan D. Jackson,
Planning Board Secretary

