

Hightstown Planning Board  
Regular Meeting  
June 8, 2015  
7:30 pm

OPEN SESSION

Harold Mulleavey, Vice Chairman, called the meeting to order at 7:35p.m. and read the Open Public Meetings Act statement: "Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was sent to the Trenton Times and the Windsor-Hights Herald, and is posted in the Borough Clerk's office."

Flag Salute

Roll Call

	PRESENT	ABSENT	LATE ARRIVAL
Mr. Lane		✓	
Mr. Montferrat		✓	
Mr. Stults		✓	
Mr. Hansen	✓		
Mr. Mulleavey	✓		
Mr. Searing	✓		
Mayor Quattrone	✓		
Mr. Musing	✓		
Ms. Colavecchio	✓		
Mr. Balcewicz, Alt. #1	✓		
Mr. Honsel	✓		

Also in attendance: Sandy Belan, Planning Board Secretary; Gary Rosensweig, Planning Board Attorney; Tamara Lee, Borough Planner and Carmela Roberts, Borough Engineer.

APPROVAL OF AGENDA

Mr. Mulleavey asked for a motion to approve the agenda. Mayor Quattrone asked that the Mill Property Truck Parking be added to the agenda for discussion. Mr. Musing made a motion to approve the agenda as amended. Mr. Searing seconded.

Roll Call Vote: Mayor Quattrone, Mr. Mulleavey, Mr. Hansen, Mr. Searing, Mr. Musing, Mr. Balcewicz, Ms. Colavecchio and Mr. Honsel voted yes. Mr. Lane, Mr. Montferrat and Mr. Stults were absent. **Motion passed 8-0.**

APPROVAL OF MINUTES

Mr. Mulleavey asked if there were any corrections or comments on the minutes of the May 11, 2015 Regular meeting. Seeing none, Mr. Mulleavey asked for a motion to approve. Mr. Musing made a motion to approve the minutes. Mr. Searing seconded.

Roll Call Vote: Mayor Quattrone, Mr. Hansen, Mr. Searing, Mr. Musing, Mr. Balcewicz, and Mr. Honsel voted yes. Mr. Mulleavey and Ms. Colavecchio abstained. Mr. Lane, Mr. Montferrat and Mr. Stults were absent. **Motion passed 6-0, two abstentions.**

## PUBLIC COMMENT

Mr. Mulleavey opened the floor for any public comments regarding anything that is not on the agenda. Seeing no comments, Mr. Mulleavey closed the public comment portion of the meeting.

## NEW BUSINESS

1. Mill Property Truck Parking – Mr. Mulleavey reported that the Zoning Officer has issued a violation regarding the truck parking. The owners have ten-days to remove the trucks. Mayor Quattrone – Mr. Chow, property owner, has sublet the property to allow trailers to park on the property, which is not permitted. The new property developer would like to meet with a subcommittee to discuss. Mr. Rosensweig – Numerous Borough officials have met with the owners and attorneys. They are aware of the restrictions and are still in violation. If they do not comply within the ten days as noted in the Zoning Violation, they should be fined the maximum for each day the violation continues. Zoning Officer needs to take strong steps in this matter. Mayor Quattrone (and another Borough official) will meet with Mr. Chow and the developer. Ms. Rosensweig suggested that brief notes/overview of the meeting should be taken and a copy distributed to both parties.
2. Upcoming Capital Projects – Carmela Roberts distributed a copy of the Capital Projects List to all Board members. MLUL requires that the Planning Board review proposed capital items.

PROJECT	DESCRIPTION	COST
Water & Sewer - UV Disinfection	Convert from chlorine disinfection to ultra-violet disinfection. Strict restrictions on the use of chlorine. Cost – ultra violet lights will need to be periodically cleaned and replaced. Cost is half the expense of purchasing chlorine. Transmitter monitors the life of the bulbs and there is an automatic cleaning system.	\$1,044,000.00
Water & Sewer - Well No. 2 Rehabilitation	Well needs to be cleaned, pump replaced and electrical components upgraded.	\$ 180,000.00
Water & Sewer - Settling Tank Rehabilitation	Two painted tanks near public works – ground storage tanks. Blasting, painting and minor repairs inside and outside.	\$ 151,000.00
Peddie Lake Dam Pedestrian Walking Bridge	Borough received a grant that will fund the construction in full.	\$ 325,000.00
Stockton Street and Joseph Street	Grant funded – combined project “Safe Routes to School Grant” – sidewalk and street improvements	\$ 350,000.00
East Ward Street	South of Main to Borough line - Fixing pavement, curbs and drainage and add sidewalks when possible.	\$ 350,000.00

Mr. Mulleavey – considerable speeding on Maxwell and Clinton – add additional signage. Ms. Lee suggested that the Borough also review the Peddie School Master Plan in relation to the East Ward Street improvements.

Memo will be sent to Borough Council that the Planning Board has reviewed the proposed Capital Projects List dated June 8, 2015, presented by Borough Engineer, Carmela Roberts. Planning Board concurs with the recommended Capital Projects with the amendment of reviewing the Peddie School Master Plan with relation to the East Ward Street project. Planning Board finds that the capital projects are consistent with the Borough's Master Plan.

Mr. Mulleavey asked for a motion acknowledging the capital projects with input/review of the Peddie School Master Plan. Mr. Balcewicz made a motion to approve the proposed capital projects as amended. Mr. Searing seconded.

Roll Call Vote: Mayor Quattrone, Mr. Mulleavey, Mr. Hansen, Mr. Searing, Mr. Musing, Mr. Balcewicz, Ms. Colavecchio and Mr. Honsel voted yes. Mr. Lane, Mr. Montferrat and Mr. Stults were absent. **Motion passed 8-0.**

3. FCC Rules Regarding Cell Tower Collocation – Mr. Rosensweig provided a brief overview. He will prepare a memo for the July Meeting.

#### OLD BUSINESS

1. Hightstown Downtown Design Manual – Subcommittee has not reviewed the manual. Tabled for discuss at the July meeting.
2. Highway Commercial Zone – Grand Opening/New Management Signs – Subcommittee reviewed the grand opening signs – recommend that the duration be changed as follows:  
Grand Opening signs permitted 7 days before official opening and **21** days (changed from 14 days) after official opening. Planning Board recommends that the Zoning Officer revise the Zoning Ordinance – Grand Opening Signs-Highway Commercial Zone.

Free standing signs – discussion – they are a benefit in the highway commercial zone, no free standing signs in the downtown area. The subcommittee will do further research and report at the July meeting.

#### EXECUTIVE SESSION

Mr. Mulleavey read the Resolution 2015-09 Executive Session.

**AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC BE IT RESOLVED**  
by the Planning Board of the Borough of Hightstown that this body will hold a meeting on June 8, 2015 at or after 7:30 p.m. in the First Aid Building located at 168 Bank Street, Hightstown that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.



The general nature of the subject to be discussed:

Anticipated Litigation regarding Borough of Hightstown's  
Council on Affordable Housing (COAH) Plan and any court matters

Stated as precisely as presently possible the following is the time when and the circumstances under which the discussion conducted at said meeting can be disclosed to the public September 8, 2015 or such date when the need for confidentiality no longer exists.

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with sections 8 and 4a of the Open Public Meetings Act.

Mr. Mulleavey asked for a motion to reconvene into Public Session. Motion made by Mr. Balcewicz and seconded by Mr. Hansen.

Planning Board reconvened into public session at 9:05 p.m.

Committee and Professional Reports – None

Chairman and Board Member Comments

Mayor Quattrone gave an overview of the Visioning Workshop for Downtown & Lakeside Improvements, May 26 – well attended (couple of hundred); Community Vision Survey of all participants. The ideas were consolidated and follow up presentation was given the following week. The majority of comments were very positive. It was suggested that the Vision Workshop be presented to the Borough Council and Planning Board.

Mayor Quattrone thanked the subcommittee for their hard work. The Mayor has asked Jason Honsel to serve on the Redevelopment Committee.

There being no further business Mr. Mulleavey asked for a motion to adjourn. Mr. Balcewicz moved to adjourn. Mr. Musing seconded. All ayes. Meeting adjourned at 9:20 p.m.

Respectfully submitted,

  
Sandy Belan  
Planning Board Secretary