

**AGENDA**  
**Hightstown Borough Council**  
**June 3, 2024 | 6:30 p.m.**  
**Hightstown Engine Company No. 1**  
**140 North Main Street, Hightstown**

PLEASE TURN OFF ALL CELL PHONES DURING YOUR ATTENDANCE AT THIS MEETING TO AVOID SOUNDS/RINGING OR CONVERSATIONS THAT MAY INTERFERE WITH THE RECORDING OR THE ABILITY OF ATTENDEES TO HEAR THE PROCEEDINGS. THANK YOU FOR YOUR COOPERATION.

**Meeting called to order by Mayor Susan Bluth**

**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 advertised in the Trenton Times and Windsor-Hights Herald as required by law and is posted on the Hightstown Borough website.

**Roll Call**

**Flag Salute**

**Approval of Agenda**

**Approval of Minutes**

May 20, 2024 – Public Session  
May 20, 2024 – Executive Session  
May 6, 2024 – Executive Session

**Engineering Items**

NJDOT Municipal Aid Grant Recommendation  
Anaerobic Digester Cleaning - AWWTP

**Public Comment** Any person wishing to address Council with his or her comments will have a maximum of three minutes to do so at this time.

**Ordinances**

**Ordinance 2024-07 Final Reading and Public Hearing** An Ordinance Amending Article 7-1-27, Entitled “Taxi Stands,” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey”

**Ordinance 2024-08 Final Reading and Public Hearing** An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A-45.14)

**Ordinance 2024-09 First Reading and Introduction** Confirming the Vacation of a Portion of Shangles Alley (Measuring 13.00 Feet Wide) Located Between Blocks 38 and 60, as Shown on Sheet 4 of the Official Tax Map of the Borough of Hightstown, and Reserving a Utility Easement in Favor of the Borough Over the Entire Area Vacated

**Resolutions**

**2024-107** Authorizing Payment of Bills

**2024-108** Resolution of the Borough of Hightstown, in the County of Mercer, Designating a Conditional Redeveloper for Block 30, A Portion of Lot 1, 2-7, 10 and 11 and a Portion of Lot 12, and Block 21, Lots 1-14, 20 & 26, and Block 8, Lot 12 on the Tax Map of the Borough of Hightstown

**2024-109** Resolution Authorizing the Municipal Tax Collector to Prepare and Mail Estimated Tax Bills in Accordance with P.L. 1994.C.72

**Consent Agenda**

**2024-110** Appointing a Municipal Housing Liaison

**2024-111** Authorizing a Refund of Tax Overpayment – 35 Powell Court

**2024-112** A Resolution Authorizing the Completion of a Mural on the Hightstown First Aid Building

**2024-113** A Resolution Approving the Request from Old Hights Brewing Company for a Separate Water Meter to Service the Premises Located at 123 West Ward Street in the Borough of Hightstown

**2024-114** A Resolution Authorizing the Borough to Execute Necessary Documents to Discharge a Mortgage Relating to the Real Property Located at 212 Academy Street (Block 40, Lot 19) Concerning the Neighborhood Housing Repair Fund

**2024-115** Authorizing Emergency Temporary Appropriations Prior to Adoption of the 2024 Budget

**Discussion**

Budget Meeting Dates

**Subcommittee Reports**

**Mayor/Council/Administrative Updates**

**Executive Session**      **Resolution 2024-116** Authorizing a Meeting that Excludes the Public

Contract Negotiations – Municipal Facilities

Contract Negotiations – Harvest Fair

**Adjournment**



**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

May 20, 2024

Mayor and Council  
Borough of Hightstown  
156 Bank Street  
Hightstown, New Jersey 08520

Re: NJDOT Application for Municipal Aid Grant FY2025  
Borough of Hightstown, Mercer County, New Jersey  
Our File No.: H1603

Dear Mayor and Council:

The New Jersey Department of Transportation has announced that it will be accepting applications for the Municipal Aid, Transit Village, Bikeway, and Safe Streets to Transit grant programs. Applications for Municipal Aid must be submitted on or before July 1, 2024. I have reviewed the grant programs and recommend the Borough submit an application under the Municipal Aid Program this year. This year, I am recommending that a grant application be submitted for improvements to Broad Street, the Manlove Avenue cul-de-sac south of Franklin Street, and Van Renssaler Avenue.

Improvements to Broad Street would include replacement of deteriorated curb and sidewalks; installation of curb, sidewalk, and curb ramp where none currently exist; milling and overlay with base repairs as necessary; replacement of signage and striping; and upgrades to existing inlets to meet the NJDOT Bicycle Safe Grate Standards and NJDEP Stormwater Requirements. Improvements to the Manlove Avenue cul-de-sac and Van Renssaler Avenue include milling and paving with base repairs as necessary. Lead service line replacements are currently proposed for Broad Street under a separate project. The trenching from these replacements can be temporarily repaired and then permanently repaired under this contract to reduce costs.

I am prepared to move forward with preparation of an application as outlined above and request authorization at your next Council Meeting. Our fee to prepare the application will be at a cost not to exceed \$5,500.00.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink that reads "Carmela Roberts". The signature is fluid and cursive, with the first name "Carmela" being more prominent than the last name "Roberts".

Carmela Roberts, PE, CME, CPWM  
Borough Engineer

cc: Dimitri Musing, Borough Administrator  
Peggy Riggio, RMC, CMR, Borough Clerk  
Mairead Thompson, Borough of Hightstown  
Ken Lewis, Superintendent of Public Works  
Cameron Corini, PE, CME, CPWM, Roberts Engineering Group, LLC  
Kelly Pham, EIT, Roberts Engineering Group, LLC



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May 31, 2024

Dimitri Musing  
Borough Administrator  
Borough of Hightstown  
156 Bank Street  
Hightstown, New Jersey 08520

Re: Anaerobic Digester Cleaning - AWWTP  
Hightstown Borough, Mercer County, New Jersey  
Our File No.: H1652

Dear Dimitri:

This is a follow up to concerns expressed by Steve White about whether the digester tank can be drained safely with the roof cover resting on the corbel, and a recommendation of the best method to clean the digester.

The digester was last drained and cleaned in 2010. It is now more than 14 years since. Best maintenance practice recommendations are to clean a digester at intervals of no more than eight (8) years, and for optimum performance at six (6) year intervals. The digester is in need of immediate cleaning.

In order to clean the digester, the cover must be lowered and when lowered it rests on a corbel that spans the entire perimeter of the tank. The roof cover weighs approximately 30,000 lbs. and a check of the exterior of the tank at the corbel location noted some patching along the exterior periphery where the corbel is situated. It was thought the exterior patches might be a cause for concern.

Not knowing the full maintenance history of the plant, we concurred with Plant Superintendent Steve White that the corbel be looked at by a specialist. Steve White provided photos of the corbel to Doug Muller of Eastern Environmental who specializes in anaerobic digesters.

Doug Muller indicated he sees no issue with the roof cover resting on the corbel, because the corbel is concrete and spans the entire inner wall. He noted also that the tank walls are 16 inches thick, and the patching on the exterior was not of concern. He did, however, emphasize that the weights on the pressure relief valve and the covers on the sampling wells be removed prior to lowering the cover. This will break the vacuum in the digester and will normalize pressures.

On March 18 of this year, the Superintendent received a Quote for cleaning the digester from Spectra Serve. This quote provided a mobilization charge of \$12,000 and a price per gallon of sludge removed of \$1.06. The digester has a capacity of 110,000 gallons. This quote could result in a very high cost and does not address the expected solidified and matted debris in the bottom of the tank.

A second quote was received from Spectra Serve on May 21, 2024. This quote is for removal of the solidified and matted debris in the digester after removal of the liquid sludge by the AWWTP personnel. Two options were provided; Option #1 - \$550 per ton to remove, transport and dispose of all material left in the tank. Option #2 - \$12,000 per day to removal all material in the tank and leave it at the AWWTP to be disposed by the Borough.

Anaerobic Digester Status - AWWTP  
Hightstown Borough, Mercer County, New Jersey  
Our File No.: H1652  
Page 2 of 2

Steve White and I both recommend Option #1. Next week, Steve will empty the cold storage tanks, and use that space to transfer the liquid in the digester to those tanks. He will then observe the remaining debris in the digester to make an estimate of the volume that remains to be removed by Spectra Serve. This volume would be removed at \$550 per Ton. Each 30 CY (One Dumpster) of debris weighs about 18 tons and will cost about \$9,900 for Spectra Serve to remove. It is possible there may be up to 90 CY (three Dumpsters) that must be removed, and that would cost a total of \$29,700. Assuming Steve can confirm this next week, the Borough will be able to hire Spectra Serve for Option #1 and remain under the bid threshold.

In addition, Steve White also requested a quote from Doug Muller of Eastern Environmental to be onsite during the draining of the digester. Doug Muller will provide an inspector when the digester roof is lowered on the corbel at a price of \$1,500.00 for one day of inspection.

We are trying to schedule to drain and clean the digester in June so that this work is complete prior to other work needed to be undertaken to replace the disk filters.

Should you have any questions, please feel free to contact me.

Very Truly Yours,



Carmela Roberts, P.E., C.M.E., C.P.W.M.  
Borough Engineer

cc: Mayor and Council  
Peggy Riggio, RMC, CMR, Borough Clerk  
Mairead Thompson, Executive Administrative Assistant/Administration  
George Lang, Borough CFO  
Steve White, Superintendent of the AWWTP  
Cameron Corini, P.E., C.M.E., C.P.W.M., Roberts Engineering Group, LLC  
Thak Bakhru, P.E., Roberts Engineering Group, LLC

# Ordinance 2024-07

BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY

## AN ORDINANCE AMENDING ARTICLE 7-1-27, ENTITLED “TAXI STANDS,” OF THE “REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY”

**WHEREAS**, the Mayor and Council of the Borough of Hightstown, , wish to amend Article 7-1-27 of “The Revised General Ordinances of the Borough of Hightstown” (the “Borough Code”) relating to taxi stands, as set forth herein.

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

1. That Article 7-1-27, entitled “Taxi Stands,” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey,” is hereby amended to read as follows: (additions are shown with underline and deletions are shown with ~~strikeout~~):

### § 7-1-27 Taxi Stands.

A. The locations described are hereby designated as taxi stands. No vehicle other than a taxi currently licensed by Hightstown Borough pursuant to Article 4-21 of this Code shall be permitted to occupy these locations during the times indicated.

Street	Location	Hours
Intersection of Railroad Avenue and Rogers Avenue	Municipal Parking Lot (First two spaces closest to Rogers Avenue)	All
<del>Intersection of Broad Street and Franklin Street</del>	<del>Northwest corner (Two parking spaces)</del>	<del>All</del>
<del>Stockton Street</del>	<del>Cut-out by Railroad Avenue on south side (Two parking spaces)</del>	<del>All</del>

B. In order for any portion of private property to be utilized as a taxi stand, the property owner or other authorized representative must file its express written consent for same with the Borough Clerk and the Hightstown Borough Police Department.

C. No more than one taxicab vehicle from the same taxicab owner's company shall be permitted to be parked, or to otherwise occupy, the same taxi stand at the same time (i.e.,

simultaneously).

- D. No taxicab shall remain "idling" with the engine running for more than three consecutive minutes at any taxi stand.
  - E. Every taxicab, while occupying space at a taxi stand, shall be immediately available for hire.
  - F. Only a taxicab licensed by Hightstown Borough may occupy or deliver a passenger to a taxi stand in the Borough.
  - G. Each taxi stand shall be marked with a statement that the stand is reserved for taxicabs licensed by Hightstown Borough only.
  - H. No person operating a taxi shall perform maintenance of any kind while occupying space at a taxi stand.
  - I. No taxicabs shall be permitted to be parked, or to otherwise occupy, any taxi stand during times of emergency or during a snow event, as directed by the Hightstown Borough Police Department.
2. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.
3. That in the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.
4. That this Ordinance shall take effect upon final passage and publication in accordance with the law.

Introduction: May 20, 2024

Adoption: **SCHEDULED FOR ADOPTION JUNE 3, 2024 6:30 P.M.**

ATTEST:

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MARGARET RIGGIO  
MUNICIPAL CLERK

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SUSAN BLUTH  
MAYOR

# Ordinance 2024-08

BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY

## **AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, *N.J.S. 40A: 4-45.1 et seq.*, provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, *N.J.S.A. 40A: 4-45.15a* provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Mayor and Council of the Borough of Hightstown in the County of Mercer finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determine that a 1.0% increase in the budget for said year, amounting to \$68,774.23 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS**, the Mayor and Council hereby determine that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Hightstown, in the County of Mercer, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Borough of Hightstown shall, in accordance with this ordinance and *N.J.S.A. 40A: 4-45.14*, be increased by 3.5%, amounting to \$240,709.81, and that the CY 2024 municipal budget for the Borough of Hightstown be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,



**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, be filed with said Director within 5 days after such adoption.

Introduction: May 20, 2024

Adoption: **SCHEDULED FOR PUBLIC HEARING 6/3/2024 AT 6:30 P.M.**

**ATTEST:**

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MARGARET RIGGIO  
MUNICIPAL CLERK

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SUSAN BLUTH  
MAYOR

# Ordinance 2024-09

BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY

**CONFIRMING THE VACATION OF A PORTION OF SHANGLES ALLEY  
(MEASURING 13.00 FEET WIDE) LOCATED BETWEEN BLOCKS 38 AND 60,  
AS SHOWN ON SHEET 4 OF THE OFFICIAL TAX MAP OF  
THE BOROUGH OF HIGHTSTOWN, AND RESERVING A UTILITY EASEMENT IN  
FAVOR OF THE BOROUGH OVER THE ENTIRE AREA VACATED**

**WHEREAS**, pursuant to N.J.S.A. 40:67-1, *et seq.*, the governing body of every municipality may adopt an Ordinance to vacate any public street, highway, lane or alley, or any part thereof, or vacate any street, highway, lane, alley, square, place or park, or any part thereof, dedicated to public use but not accepted by the municipality, whether or not the same, or any part, has been actually opened or improved; and

**WHEREAS**, the Borough of Hightstown (the “Borough”) has determined that a portion of Shangles Alley (also referenced as the “alleyway”), located between the property identified as Block 38, Lot 1 and the properties identified as Block 60, Lots 24 and 25, as shown on Sheet 4 of the Official Tax Map of the Borough of Hightstown, is no longer needed for any public purpose(s) of the Borough; and

**WHEREAS**, the Borough has further determined that the public interest would be best served by vacating and relinquishing any interest held by the Borough in and to the said portion of Shangles Alley as set forth herein, subject to the reservation of a Utility Easement over the entire area vacated; and

**WHEREAS**, the specific portion of Shangles Alley which is the subject of the within Ordinance, and which shall be subject to the Utility Easement being retained by the Borough, is shown in more detail on the attached Survey Map entitled “Survey Map of Tax Map Lots 24 & 25, Block 60, Borough of Hightstown, Mercer County, New Jersey,” dated October 3, 2023 and prepared by Acre Land Surveying, which is attached hereto as Exhibit “A”; and

**WHEREAS**, once any interest held by the Borough in and to said portion of Shangles Alley has been vacated and relinquished, then each of the respective adjacent property owners shall obtain rights to the area vacated (each to the centerline thereof), subject to the reservation of a Utility Easement in favor of the Borough over the entire area vacated; and

**WHEREAS**, following the vacation, one-half of the area vacated shall merge with, consolidate with, and become part of the adjacent property which is located at Block 38, Lot 1 (278 Academy Street), and one-half of the area vacated shall merge with, consolidate with, and become part of Block 60, Lots 24 and 25 (collectively, 268 Academy Street), subject to the reservation of a Utility Easement in favor of the Borough over the entire area vacated; and

**WHEREAS**, the entire portion of the alleyway to be vacated pursuant to the within Ordinance is shown in more detail on the attached Plan entitled “Shangles Alley Right of Way Vacation Plan for Borough of Hightstown, Located in Borough of Hightstown, Mercer County, New Jersey,” dated March 8, 2024, last revised May 6, 2024 and prepared by Roberts Engineering Group, LLC (Ted W. Pivovarnick, NJPLS #35868), a copy of which is attached hereto as Exhibit “B”; and

**WHEREAS**, the specific areas to become merged with, consolidated with and part of the adjacent properties are also depicted on Exhibit “B”; and

**WHEREAS**, the total land area of the alleyway to be vacated is described in a legal description entitled “Legal Description of a 13.00 Foot Wide Right of Way Vacation of Shangles Alley located in the Borough of Hightstown, Mercer County, New Jersey,” dated May 6, 2024 and prepared by Roberts Engineering Group, LLC (Ted W. Pivovarnick, NJPLS #35868), which is attached hereto as Exhibit “C”; and

**WHEREAS**, the total land area of the Utility Easement to be reserved and retained by the Borough following the vacation is described in a legal description entitled “Legal Description of a 13.00 Foot Wide Utility Easement located in the Borough of Hightstown, Mercer County, New Jersey,” dated May 6, 2024 and prepared by Roberts Engineering Group, LLC (Ted W. Pivovarnick, NJPLS #35868), which is attached hereto as Exhibit “D”; and

**WHEREAS**, the portion of the alleyway to become merged with, consolidated with, and part of Block 38, Lot 1 (278 Academy Street), and which shall be subject to the reservation of the Utility Easement referenced herein in favor of the Borough, is more particularly described in a legal description entitled “Legal Description of a 6.50 Foot Wide Right of Way Vacation being the southerly half of Shangles Alley (13.00 Foot Wide Total ROW) to be combined with Lot 1, Block 38, located in the Borough of Hightstown, Mercer County, New Jersey,” dated May 6, 2024 and prepared by Roberts Engineering Group, LLC (Ted W. Pivovarnick, NJPLS #35868), which is attached hereto as Exhibit “E”; and

**WHEREAS**, the portion of the alleyway to become merged with, consolidated with, and part of Block 60, Lots 24 and 25 (268 Academy Street), and which shall be subject to the reservation of the Utility Easement referenced herein in favor of the Borough, is more particularly described in a legal description entitled “Legal Description of a 6.50 Foot Wide Right of Way Vacation being the northerly half of Shangles Alley (13.00 Foot Wide Total ROW) to be combined with Lots 24 and 25, Block 60, located in the Borough of Hightstown, Mercer County, New Jersey,” dated May 6, 2024 and prepared by Roberts Engineering Group, LLC (Ted W. Pivovarnick, NJPLS #35868), which is attached hereto as Exhibit “F”; and

**WHEREAS**, the Utility Easement to be reserved and retained by the Borough shall afford the Borough, its licensees, successors, agents and assigns (collectively, the “Grantee”), rights in perpetuity in, under, through, upon, over and across the land areas as described in the attached Exhibits “D”, “E” and “F” (collectively, the “Utility Easement area”) concerning all matters which the Grantee may, in its sole discretion and judgment, deem necessary or proper for the provision of sanitary sewer and water services, with full rights, privileges and authority, in perpetuity, for

the Grantee to enter upon the Utility Easement area now and in the future, at any time deemed necessary by the Grantee, for the purpose of testing, inspecting, installing, locating, relocating, altering, extending, constructing, building, repairing, replacing, rebuilding, removing and perpetually operating, maintaining and using a sanitary sewer and water system(s) including, but not limited to, mains, lines, pipes, ducts, conduits, cables, manholes, handholes, connections, enclosures, vents and other fixtures, appurtenances and facilities, together with access to, ingress and egress from, in, over and to all points of the Utility Easement area as is reasonable or necessary for the full use, occupancy and enjoyment of said Utility Easement; and

**WHEREAS**, the Utility Easement area shall be maintained free of obstructions in perpetuity and nothing shall be installed, erected, planted, or allowed to grow in, under, through, upon, within, over and/or across the Utility Easement area in such a manner as shall interfere with the Grantee's ability to access subsurface improvements within the Utility Easement area, unless prior written approval is received from the Borough. If any part of the Utility Easement area is damaged or disturbed in any way by the property owners who are gaining rights to the Utility Easement area by virtue of the within Vacation Ordinance (and/or their successors in title), then said property owner(s) shall be solely responsible for, and shall bear the cost(s) associated with, the repair and/or replacement of the areas and/or improvements disturbed to the satisfaction of the Borough; and

**WHEREAS**, the Grantee shall be permitted upon the Utility Easement area in perpetuity for any purpose(s) deemed necessary whatsoever by the Grantee, in its sole discretion, without furnishing prior notice of said entry to the property owners who are gaining rights to the Utility Easement area by virtue of the within Vacation Ordinance (and/or their successors in title); and

**WHEREAS**, following adoption of the within Ordinance, and within sixty (60) days after the Ordinance has become effective, a certified copy of the within Ordinance, together with a copy of the proof(s) of publication thereof, shall be recorded in the Office of the Mercer County Clerk in the Book of "Vacations," in accordance with N.J.S.A. 40:67-21; and

**WHEREAS**, after the within Ordinance has been introduced, and at least one week prior to the time fixed for further consideration, a copy thereof (along with all attached Exhibits), together with a notice of the introduction, including the time and place as to when and where the Ordinance shall be further considered for final passage, shall be mailed to every person whose lands may be affected by the within Ordinance, so far as the same may be ascertained, directed to his/her last known post office address, in accordance with N.J.S.A. 40:49-6.

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

1. That any and all public right, title, interest and privileges now possessed by the Borough in and to the portion of Shangles Alley located between Block 38, Lot 1 and Block 60, Lots 24 and 25, as shown on Sheet 4 of the Official Tax Map of the Borough, and as depicted in more detail on the attached Survey Map dated October 3, 2023 and prepared by Acre Land Surveying (See Exhibit "A"), and as further depicted and described on the attached Plan dated March 8, 2024, last revised May 6, 2024 (See

- Exhibit “B”), and the attached legal description dated May 6, 2024 (See Exhibit “C”), both of which were prepared by Roberts Engineering Group, LLC (Ted W. Pivovarnick, NJPLS #35868), are hereby confirmed to be vacated, relinquished, released and extinguished, subject to the provisions set forth herein.
2. That the vacation set forth in Paragraph 1 above is expressly subject to the reservation of a Utility Easement in favor of the Borough over the entire area vacated, which Utility Easement is described in more detail in a legal description dated May 6, 2024 and prepared by Roberts Engineering Group, LLC (Ted W. Pivovarnick, NJPLS #35868), which is attached hereto as Exhibit “D”. The vacation is further subject to the provisions of Paragraphs 5, 6, and 7 below.
  3. That one-half of the land area being vacated, measuring 6.50 feet wide, and as more specifically described in Exhibit “E”, shall become merged with, consolidated with and part of Block 38, Lot 1 (278 Academy Street), subject to the reservation of the Utility Easement referenced herein in favor of the Borough (as specifically described within Exhibit E), and further subject to the provisions of Paragraphs 5, 6, and 7 below.
  4. That one-half of the land area being vacated, measuring 6.50 feet wide, and as more specifically described in Exhibit “F”, shall become merged with, consolidated with and part of, Block 60, Lots 24 and 25 (268 Academy Street), subject to the reservation of the Utility Easement referenced herein in favor of the Borough (as specifically described within Exhibit F), and further subject to the provisions of Paragraphs 5, 6, and 7 below.
  5. That the Utility Easement to be reserved and retained by the Borough (as referenced in Paragraphs 2, 3 and 4 above) shall afford the Borough, its licensees, successors, agents and assigns (collectively, the “Grantee”), rights in perpetuity in, under, through, upon, within, over and/or across the land areas as described in the attached Exhibits “D”, “E” and “F” (collectively, the “Utility Easement area”) concerning all matters which the Grantee may, in its sole discretion and judgment, deem necessary or proper for the provision of sanitary sewer and water services, with full rights, privileges and authority, in perpetuity, for the Grantee to enter upon the Utility Easement area now and in the future, at any time deemed necessary by the Grantee, for the purpose of testing, inspecting, installing, locating, relocating, altering, extending, constructing, building, repairing, replacing, rebuilding, removing and perpetually operating, maintaining and using a sanitary sewer and water system(s) including, but not limited to, mains, lines, pipes, ducts, conduits, cables, manholes, handholes, connections, enclosures, vents and other fixtures, appurtenances and facilities, together with access to, ingress and egress from, in, over and to all points of the Utility Easement area as is reasonable or necessary for the full use, occupancy and enjoyment of said Utility Easement.
  6. That the Utility Easement area shall be maintained free of obstructions in perpetuity and nothing shall be installed, erected, planted, or allowed to grow in, under, through, upon, within, over and/or across the Utility Easement area in such a manner as shall interfere with the Grantee’s ability to access subsurface improvements within the

- Utility Easement area, unless prior written approval is received from the Borough. If any part of the Utility Easement area is damaged or disturbed in any way by the property owners who are gaining rights to the Utility Easement area by virtue of the within Vacation Ordinance (and/or their successors in title), then said property owner(s) shall be solely responsible for, and shall bear the cost(s) associated with, the repair and/or replacement of the areas and/or improvements disturbed to the satisfaction of the Borough.
7. That the Grantee shall be permitted upon the Utility Easement area in perpetuity for any purpose(s) deemed necessary whatsoever by the Grantee, in its sole discretion, without furnishing prior notice of said entry to the property owners who are gaining rights to the Utility Easement area by virtue of the within Vacation Ordinance (and/or their successors in title).
  8. That there is hereby reserved and excepted from said vacation all rights and privileges now possessed by public utilities, as defined in R.S. 48:2-13, and by any cable television company as defined in the "Cable Television Act." P.L. 1972, c. 186 (C. 48:5A-1, *et seq.*), to maintain, repair or replace their existing facilities in, adjacent to, over or under any part thereof of the area being vacated.
  9. That all relevant Borough officials, employees and agents are hereby authorized and directed to undertake all actions and to prepare and/or revise all documents and Borough records that are necessary in order to effectuate the intentions of this Ordinance.
  10. That the Mayor is hereby authorized to execute and the Borough Clerk to attest all documents, and to perform all actions, which are required in order to effectuate the intentions of this Ordinance, so long as said documents are in a form satisfactory to the Borough Attorney.
  11. That, following adoption, and within sixty (60) days after the Ordinance has become effective, a certified copy of the within Ordinance (along with all attached Exhibits), together with a copy of the proof(s) of publication thereof, shall be recorded in the Office of the Mercer County Clerk in the Book of "Vacations," in accordance with N.J.S.A. 40:67-21.
  12. That, after the within Ordinance has been introduced, and at least one week prior to the time fixed for further consideration, a copy thereof (along with all attached Exhibits), together with a notice of the introduction, including the time and place as to when and where the Ordinance shall be further considered for final passage, shall be mailed to every person whose lands may be affected by the within Ordinance, so far as the same may be ascertained, directed to his/her last known post office address, in accordance with N.J.S.A. 40:49-6.
  13. That the provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any court of competent

jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

14. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.
15. That this Ordinance shall take effect upon final passage and publication in accordance with the law, and following recordation with the County of Mercer in the “Book of Vacations” pursuant to N.J.S.A. 40:67-21.

Introduction:

Adopted:

ATTEST:

---

MARGARET RIGGIO  
MUNICIPAL CLERK

---

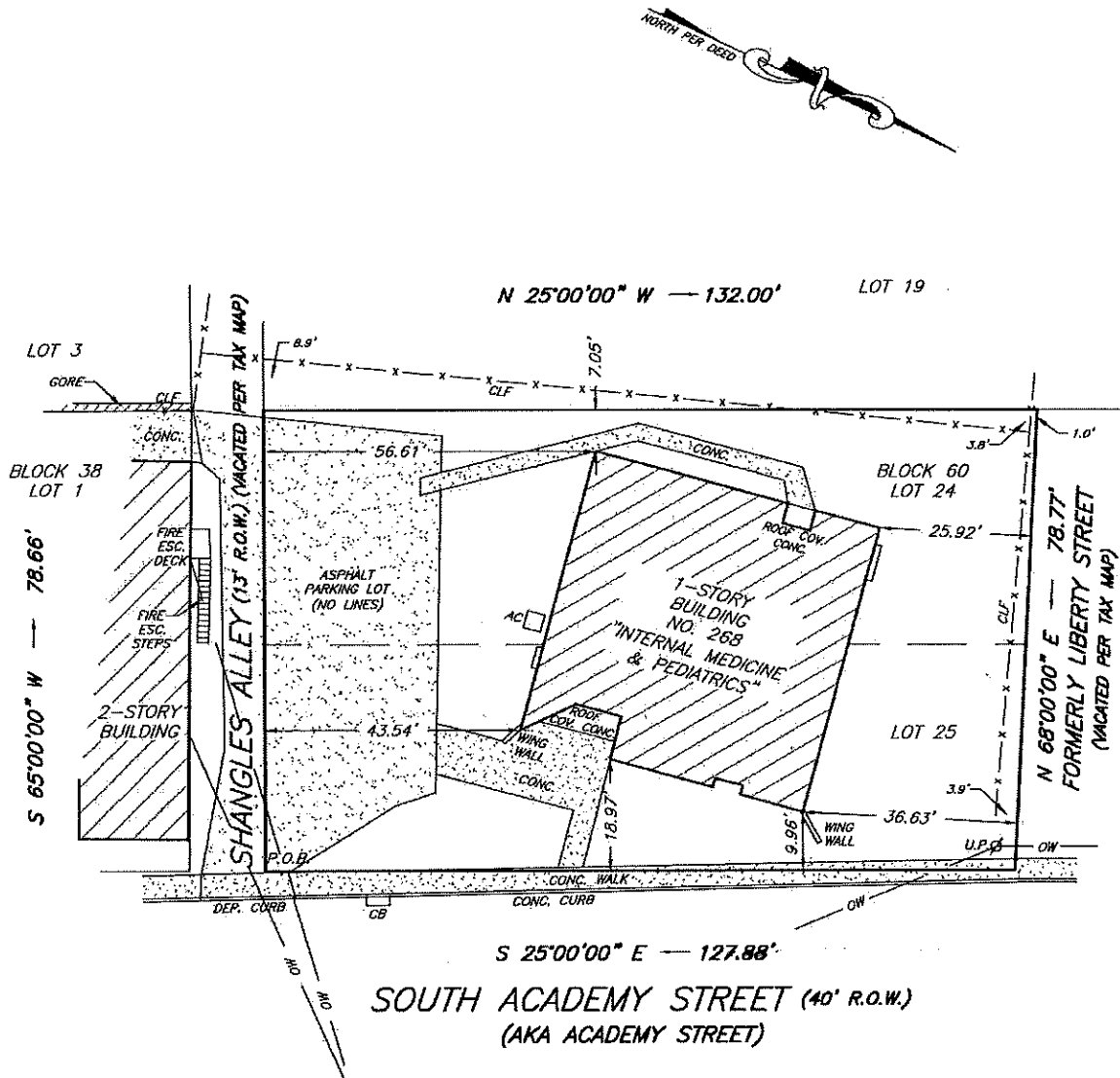
SUSAN BLUTH  
MAYOR

# EXHIBIT “A”



THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID.

"A WRITTEN 'WAIVER AND DIRECTION NOT TO SET CORNER MARKERS' HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d)"



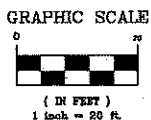
**NOTES:**

- TO ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY IS LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.
- OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
- THE WORD "CERTIFY" DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS, OR IMPLIED.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TOWELANDS ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
- SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO ZONING ORDINANCES AND OTHER GOVERNMENTAL RULES AND REGULATIONS AFFECTING THE USE OF SAID PREMISES.
- THE USE OF THIS PLAN BY ANYONE OTHER THAN THE PARTIES NAMED HEREON, WILL DEEM THIS PLAN INVALID.

**CERTIFY ONLY TO:**  
RASHMI MANGAL

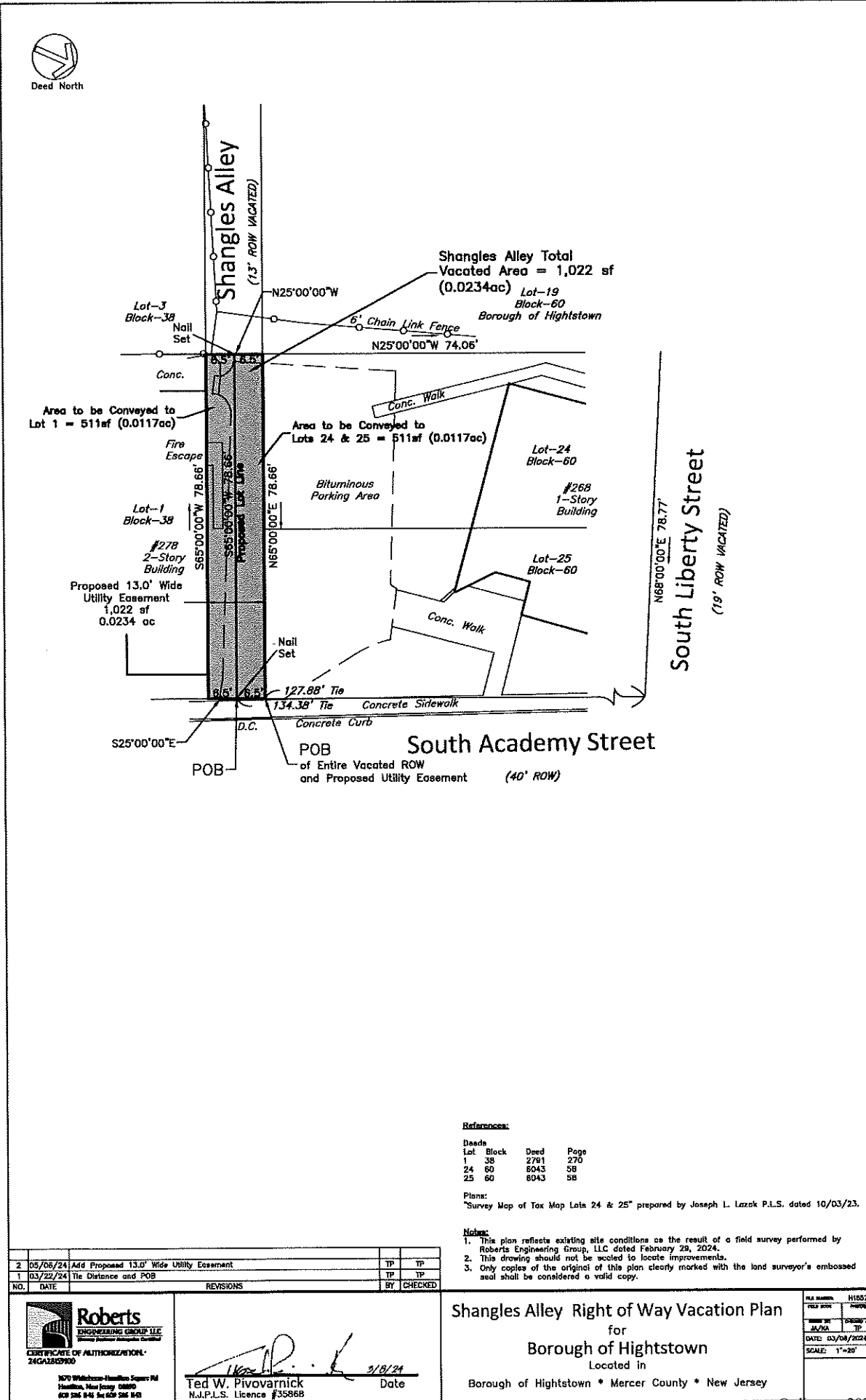
**DEED DESCRIPTION:**  
BEING KNOWN AS LOTS 24 & 25 IN BLOCK 60 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF HIGHTSTOWN, MERCER TOWNSHIP, NEW JERSEY.

**DEED REFERENCE:**  
DEED BOOK 6043, PAGE 58 MERCER COUNTY, N.J.



<b>ACRE LAND SURVEYING</b> 844 MONMOUTH ROAD CREAM RIDGE, NJ 08514 732-616-1422 NEWJERSEYSURVEYOR@GMAIL.COM  JOSEPH L. LASKO, P.L.S. NJ PROFESSIONAL LAND SURVEYOR, LIC. # 37200				NO.    DATE    REVISION DESCRIPTION    DRAWN    CHECK    APP	
SURVEY MAP OF TAX MAP LOTS 24 & 25 BLOCK 60 BOROUGH OF HIGHTSTOWN MERCER COUNTY, NEW JERSEY					
IF THIS PLAN DOES NOT CONTAIN A "RAISED SEAL" IT SHOULD BE DISCARDED, AND CONSIDERED INVALID.		SCALE: 1"=20'	DATE: 10-3-2023	DRAWN BY: EM	DRAWING NO.: 268 SOUTH ACADEMY

# EXHIBIT “B”



**References:**

Deeds	Lot	Block	Deed	Page
	1	38	2781	270
	24	60	6043	58
	25	60	6043	58

**Plans:**

Survey Map of Tax Map Lots 24 & 25 prepared by Joseph L. Lazzak P.L.S. dated 10/03/23.

**Notes:**

- This plan reflects existing site conditions as the result of a field survey performed by Roberts Engineering Group, LLC dated February 29, 2024.
- This drawing should not be used to locate improvements.
- Only copies of the original of this plan clearly marked with the land surveyor's embossed seal shall be considered a valid copy.

NO.	DATE	REVISIONS	BY	CHECKED
2	05/06/24	Add Proposed 13.0' Wide Utility Easement	TP	TP
1	03/22/24	Tie Distance and POB	TP	TP

**Roberts**  
ENGINEERING GROUP LLC  
Professional Surveyors Licensed  
CERTIFICATE OF AUTHORIZATION  
24GA2285900

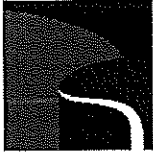
3070 Whitehouse-Hamilton Square Rd  
Hamilton, New Jersey 08860  
609 286-9446 Fax 609 286-9449

*Ted W. Pivovarnick*  
Ted W. Pivovarnick  
N.J.P.L.S. Licence #35868  
Date 5/18/24

**Shangles Alley Right of Way Vacation Plan**  
for  
**Borough of Hightstown**  
Located in  
Borough of Hightstown \* Mercer County \* New Jersey

FILE NUMBER	H1557
FIELD BOOK	2781
DATE	03/08/2024
SCALE	1"=20'

# EXHIBIT “C”



**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

May 6, 2024

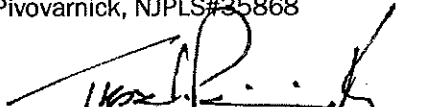
Legal Description of a 13.00 Foot Wide Right of Way Vacation of Shangles Alley located in the Borough of Hightstown, Mercer County, New Jersey.

**Beginning at a Point** at the intersection of the northerly right of way line of Shangles Alley and the westerly right of way line of South Academy Street (40.00 Foot Wide ROW), said point bearing in a southerly direction, a distance of 127.88 feet, more or less, from the intersection of the said line of South Academy Street and the southerly right of way line of Liberty Street (19.00 Foot Wide ROW Vacated), and running; thence

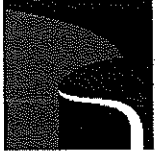
1. South 25°00'00" East, along the westerly right of way line of South Academy Street, passing over a nail set at the centerline of Shangles Alley (13.00 Foot Wide ROW), a total distance of 13.00 feet to a point at the northeast corner of Lot-1, Block-38; thence
2. South 65°00'00" West, along the common line of Shangles Alley and the northerly line of said Lot-1, a distance of 78.66 feet to a point at the northeast corner of Lot-3, Block-38; thence
3. North 25°00'00" West, through Shangles Alley, parallel to the first course, passing over a nail set at the centerline of said Shangles Alley, a total distance of 13.00 feet to a point in the southeasterly corner of Lot-19, Block-60; thence
4. North 65°00'00" East, along the common lines of Shangles Alley and the southerly lines of Lots-24 and 25, Block-60, parallel to the second course, a distance of 78.66 feet to the **Point of Beginning**.

Containing 1,022 square feet, or 0.0234 acres of land.

As shown on a plan entitled "Shangles Alley Right of Way Vacation Plan for the Borough of Hightstown, located in the Borough of Hightstown, Mercer County, New Jersey dated March 8, 2024, last revised May 6, 2024 and prepared by Roberts Engineering Group, LLC., Ted W. Pivovarnick, NJPLS#35868

  
Ted W. Pivovarnick, NJPLS#35868

# EXHIBIT “D”



**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

May 6, 2024

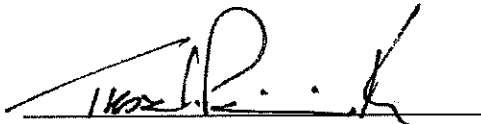
Legal Description of a Proposed 13.00 Foot Wide Utility Easement located in the Borough of Hightstown, Mercer County, New Jersey.

**Beginning at a Point** at the intersection of the northerly right of way line of Shangles Alley and the westerly right of way line of South Academy Street (40.00 Foot Wide ROW), said point bearing in a southerly direction, a distance of 127.88 feet, more or less, from the intersection of the said line of South Academy Street and the southerly right of way line of Liberty Street (19.00 Foot Wide ROW Vacated), and running; thence

1. South 25°00'00" East, along the westerly right of way line of South Academy Street, passing over a nail set at the centerline of Shangles Alley (13.00 Foot Wide ROW), a total distance of 13.00 feet to a point at the northeast corner of Lot-1, Block-38; thence
2. South 65°00'00" West, along the common line of Shangles Alley and the northerly line of said Lot-1, a distance of 78.66 feet to a point at the northeast corner of Lot-3, Block-38; thence
3. North 25°00'00" West, through Shangles Alley, parallel to the first course, passing over a nail set at the centerline of said Shangles Alley, a total distance of 13.00 feet to a point in the southeasterly corner of Lot-19, Block-60; thence
4. North 65°00'00" East, along the common lines of Shangles Alley and the southerly lines of Lots-24 and 25, Block-60, parallel to the second course, a distance of 78.66 feet to the **Point of Beginning**.

Containing 1,022 square feet, or 0.0234 acres of land.

Being shown as the Total Vacated Area on a plan entitled "Shangles Alley Right of Way Vacation Plan for the Borough of Hightstown, located in the Borough of Hightstown, Mercer County, New Jersey dated March 8, 2024, last revised May 6, 2024 and prepared by Roberts Engineering Group, LLC., Ted W. Pivovarnick, NJPLS#35868

  
Ted W. Pivovarnick, NJPLS#35868

# EXHIBIT “E”





**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*

1670 Whitchose-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

May 6, 2024

Legal Description of a 6.50 Foot Wide Right of Way Vacation being the southerly half of Shangles Alley (13.00 Foot Wide Total ROW) to be combined with Lot-1, Block-38, located in the Borough of Hightstown, Mercer County, New Jersey.

**Beginning at a Point** marked by a nail set at the intersection of the centerline of Shangles Alley and the westerly right of way line of South Academy Street (40.00 Foot Wide ROW), said point bearing in a southerly direction, a distance of 134.38 feet, more or less, from the intersection of the said line of South Academy Street and the southerly right of way line of Liberty Street (19.00 Foot Wide ROW Vacated), and running; thence

1. South 25°00'00" East, along the said line of South Academy Street, a distance of 6.50 feet to a point in the northeast corner of Lot-1, Block-38; thence
2. South 65°00'00" West, along the common line of Shangles Alley and the westerly line of said Lot-1, a distance of 78.66 feet to a point in the northeast corner of Lot-3, Block-38; thence
3. North 25°00'00" West, through Shangles Alley, parallel to the first course, a distance of 6.50 feet to a point on the centerline thereof; thence
4. North 65°00'00" East, along the centerline of said Shangles Alley, parallel to the second course, a distance of 78.66 feet to the **Point of Beginning**.

Containing 511 square feet, or 0.0117 acres of land.


Subject to a Proposed 13.0' Wide Utility Easement.

**Beginning at a Point** at the intersection of the northerly right of way line of Shangles Alley and the westerly right of way line of South Academy Street (40.00 Foot Wide ROW), said point bearing in a southerly direction, a distance of 127.88 feet, more or less, from the intersection of the said line of South Academy Street and the southerly right of way line of Liberty Street (19.00 Foot Wide ROW Vacated), and running; thence

1. South 25°00'00" East, along the westerly right of way line of South Academy Street, passing over a nail set at the centerline of Shangles Alley (13.00 Foot Wide ROW), a total distance of 13.00 feet to a point at the northeast corner of Lot-1, Block-38; thence
2. South 65°00'00" West, along the common line of Shangles Alley and the northerly line of said Lot-1, a distance of 78.66 feet to a point at the northeast corner of Lot-3, Block-38; thence
3. North 25°00'00" West, through Shangles Alley, parallel to the first course, passing over a nail set at the centerline of said Shangles Alley, a total distance of 13.00 feet to a point in the southeasterly corner of Lot-19, Block-60; thence
4. North 65°00'00" East, along the common lines of Shangles Alley and the southerly lines of Lots-24 and 25, Block-60, parallel to the second course, a distance of 78.66 feet to the **Point of Beginning**.

Containing 1,022 square feet, or 0.0234 acres of land.

Being shown as the Total Vacated Area on a plan entitled "Shangles Alley Right of Way Vacation Plan for the Borough of Hightstown, located in the Borough of Hightstown, Mercer County, New Jersey dated March 8, 2024, last revised May 6, 2024 and prepared by Roberts Engineering Group, LLC., Ted W. Pivovarnick, NJPLS#35868

  
Ted W. Pivovarnick, NJPLS#35868

# EXHIBIT “F”



**Roberts**  
ENGINEERING GROUP LLC  
Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

May 6, 2024

Legal Description of a 6.50 Foot Wide Right of Way Vacation being the northerly half of Shangles Alley (13.00 Foot Wide Total ROW) to be combined with Lots 24 and 25, Block-60, located in the Borough of Hightstown, Mercer County, New Jersey.

**Beginning at a Point** marked by a nail set at the intersection of the centerline of Shangles Alley and the southerly right of way line of South Academy Street (40.00 Foot Wide ROW), said point bearing in a southerly direction, a distance of 134.38 feet, more or less, from the intersection of the said line of South Academy Street and the westerly right of way line of Liberty Street (19.00 Foot Wide ROW Vacated), and running; thence

1. South 65°00'00" West, along the centerline of Shangles Alley, perpendicular to South Academy Street, a distance of 78.66 feet to a point; thence
2. North 25°00'00" West, through said Shangles Alley, a distance of 6.50 feet to a point in the southeasterly corner of Lot-19, Block-60; thence
3. North 65°00'00" East, along the common lines of Shangles Alley and southerly lines of Lots-24 and 25, Block-60, parallel to the first course, a distance of 78.66 feet to a point in the aforementioned line of South Academy Street; thence
4. South 25°00'00" East, along the said line of South Academy Street, a distance of 6.50 feet to the **Point of Beginning**.

Containing 511 square feet, or 0.0117 acres of land.


Subject to a Proposed 13.0' Wide Utility Easement

**Beginning at a Point** at the intersection of the northerly right of way line of Shangles Alley and the westerly right of way line of South Academy Street (40.00 Foot Wide ROW), said point bearing in a southerly direction, a distance of 127.88 feet, more or less, from the intersection of the said line of South Academy Street and the southerly right of way line of Liberty Street (19.00 Foot Wide ROW Vacated), and running; thence

1. South 25°00'00" East, along the westerly right of way line of South Academy Street, passing over a nail set at the centerline of Shangles Alley (13.00 Foot Wide ROW), a total distance of 13.00 feet to a point at the northeast corner of Lot-1, Block-38; thence
2. South 65°00'00" West, along the common line of Shangles Alley and the northerly line of said Lot-1, a distance of 78.66 feet to a point at the northeast corner of Lot-3, Block-38; thence
3. North 25°00'00" West, through Shangles Alley, parallel to the first course, passing over a nail set at the centerline of said Shangles Alley, a total distance of 13.00 feet to a point in the southeasterly corner of Lot-19, Block-60; thence
4. North 65°00'00" East, along the common lines of Shangles Alley and the southerly lines of Lots-24 and 25, Block-60, parallel to the second course, a distance of 78.66 feet to the **Point of Beginning**.

Containing 1,022 square feet, or 0.0234 acres of land.

Being shown as the Total Vacated Area on a plan entitled "Shangles Alley Right of Way Vacation Plan for the Borough of Hightstown, located in the Borough of Hightstown, Mercer County, New Jersey dated March 8, 2024, last revised May 6, 2024 and prepared by Roberts Engineering Group, LLC., Ted W. Pivovarnick, NJPLS#35868

  
Ted W. Pivovarnick, NJPLS#35868

# Resolution 2024-107

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

## **AUTHORIZING PAYMENT OF BILLS**

WHEREAS, certain bills are due and payable as per itemized claims listed on the following schedules, which are made a part of the minutes of this meeting as a supplemental record;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the bills be paid on audit and approval of the Borough Administrator, the appropriate Department Head and the Treasurer in the amount of \$1,740,049.09 from the following accounts:

Current		\$1,681,848.99	
W/S Operating		43,437.77	
General Capital		12,021.00	
Water/Sewer Capital		2,611.25	
Grant		0.00	
Trust		0.00	
Unemployment Trust		130.08	
Animal Control		0.00	
Law Enforcement Trust		0.00	
Tax Lien Trust		0.00	
Housing Trust		0.00	
Public Defender Trust		0.00	
Escrow		<u>0.00</u>	
Total		<u>\$1,740,049.09</u>	

## **CERTIFICATION**

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

---

Margaret Riggio  
Borough Clerk

P.O. Type: All  
 Range: First  
 Format: Detail without Line Item Notes  
 Vendors: All  
 Rcvd Batch Id Range: First to Last

Include Project Line Items: Yes  
 to Last  
 Include Non-Budgeted: Y

Open: N  
 Rcvd: Y  
 Bid: Y

Paid: N  
 Held: Y  
 State: Y

Void: N  
 Aprv: N  
 Other: Y  
 Exempt: Y

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>ALLTO005 ALL TOWNSHIPS GARAGE DOORS LLC</b>											
	24-00509	04/30/24	COMMERCIAL SLIDING GATE OPER								
	1		COMMERCIAL SLIDING GATE	6,156.84	4-01-26-310-001-024	R	04/30/24	05/29/24		738	N
	2		KEYPAD	495.95	4-01-26-310-001-024	R	04/30/24	05/29/24		738	N
	3		HARDWARE	300.00	4-01-26-310-001-024	R	04/30/24	05/29/24		738	N
	4		REMOTE	220.00	4-01-26-310-001-024	R	05/22/24	05/29/24		738	N
				7,172.79							
			Vendor Total:	7,172.79							
<b>A0027 ANJEC</b>											
	24-00490	04/26/24	2024 MEMBERSHIP								
	1		2024 MEMBERSHIP	425.00	4-01-27-335-001-044	R	04/26/24	05/28/24		2024	N
			Vendor Total:	425.00							
<b>ATOSD005 ATOS DETAILING LLC</b>											
	24-00224	02/23/24	ULTIMATE BUNDLE DEAL 2017FORD								
	1		ULTIMATE BUNDLE DEAL 2017FORD	300.00	4-01-25-252-002-199	R	02/23/24	05/28/24		02	N
			Vendor Total:	300.00							
<b>AUTOM005 AUTOMATIC COMMUNICATIONS ALARM</b>											
	24-00551	05/13/24	ANNUAL FIRE ALARM SYS INSP								
	1		ANNUAL FIRE ALARM SYS INSP	394.00	4-09-55-501-002-517	R	05/13/24	05/28/24		4544	N
			Vendor Total:	394.00							
<b>BUCKM005 BUCK MINING &amp; MATERIAL INC</b>											
	24-00607	05/28/24	MAY 2024 YARD WASTE DISPOSAL								
	1		MAY 2024 YARD WASTE DISPOSAL	264.00	4-01-26-311-001-168	R	05/28/24	05/29/24		1249	N





Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>G0337 GALL'S LLC</b>														
23-01462	11/17/23	EMS PANTS												
1		EMS PANTS	126.38	3-01-25-260-001-043	B Uniforms	R	11/17/23	05/28/24		026337348		N		
Vendor Total:			126.38											
<b>GEETA005 GEETANJALI JAIN</b>														
24-00590	05/20/24	LICENSE RENEWAL REIMBURSEMENT												
1		LICENSE RENEWAL REIMBURSEMENT	125.00	4-01-27-330-001-044	B Professional Assoc. Dues	R	05/20/24	05/28/24		219969142		N		
Vendor Total:			125.00											
<b>G1077 GEORGE S. COYNE CO., INC.</b>														
24-00069	01/26/24	RES 2023-209 CHLORINE				B								
4	INV 429706	5/9/24 CHLORINE	1,797.24	4-09-55-501-001-526	B Chlorine	R	01/26/24	05/28/24		429706		N		
24-00124	02/02/24	RES 2023-213 LIME HI-CALC WTP				B								
7	INV 429705	5/9/24 LIME HI-CALC	1,814.50	4-09-55-501-001-527	B Calcium Hydroxide - Lime	R	04/30/24	05/28/24		429705		N		
24-00378	04/04/24	CALCIUM HYPOCHLORITE (HTH)				B								
2	INV 427987	INDUCLOR DRY4/15/24	918.58	4-09-55-501-002-539	B Calcium Hypochlorite-GEORGE S COYNE CHEM	R	04/04/24	05/28/24		427987		N		
Vendor Total:			4,530.32											
<b>H0048 HIGHTS REALTY LLC</b>														
24-00513	05/02/24	MAY 2024 HPD RENT												
1		MAY 2024 HPD RENT	5,101.61	4-01-26-310-001-025	B Building Rental	R	05/02/24	05/28/24		MAY 2024		N		
Vendor Total:			5,101.61											
<b>H1100 HOME DEPOT CREDIT SERVICES</b>														
24-00577	05/20/24	MAY 2024 INVOICES												
1	INV 8524521	PVC CEMENT,	306.61	4-01-26-290-001-203	B Light Poles and Repair	R	05/20/24	05/29/24		8524521		N		
2	INV 6080389	LATEX GLOVES,	22.56	4-01-26-290-001-050	B DPW Work Equipment	R	05/20/24	05/29/24		6080389		N		
3	INV 6611464	LARGE LATEX GLOVES	2.56	4-01-26-290-001-050	B DPW Work Equipment	R	05/20/24	05/29/24		6611464		N		



Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
H1100	HOME DEPOT CREDIT SERVICES	Continued													
24-00577	05/20/24 MAY 2024 INVOICES	Continued													
4 INV	6510043-DRIVE PIN, 100 PK	43.46	4-01-26-310-001-024	B Building Maintenance	R	05/20/24	05/29/24	6510043	N						
		375.19													
	Vendor Total:	375.19													
INTER015	INTERSTATE WASTE SERVICES OF														
24-00061	01/24/24 MUNICIPAL RECYCLING	B													
7 MUNICIPAL RECYCLING JUNE 2024	12,610.67	4-01-26-311-001-029	B Recycling Contract co-mingle-paper/cdbd	R	05/22/24	05/29/24	9738304	N							
	Vendor Total:	12,610.67													
JOHNM005	JOHN MINESTRA														
24-00581	05/20/24 REIMBURSEMENT FOR WORK BOOTS														
1 CAT FOOTWEAR MEN'S THRESHOLD	92.80	4-09-55-501-002-507	B Uniforms & Safety Equipment	R	05/20/24	05/28/24	2130429-8401020	N							
	Vendor Total:	92.80													
L0037	LINCOLN FINANCIAL GROUP														
24-00597	05/22/24 JUNE 2024 LIFE INSURANCE														
1 JUNE 2024 LIFE INSURANCE	290.56	4-01-23-210-003-115	B Medical Ins-Emp Grp Health	R	05/22/24	05/28/24	JUNE 2024	N							
2 JUNE 2024 LIFE INSURANCE	5.91	4-01-23-210-003-115	B Medical Ins-Emp Grp Health	R	05/22/24	05/28/24	JUNE 2024	N							
3 JUNE 2024 LIFE INSURANCE WTP	9.08	4-09-55-501-001-514	B INSURANCE	R	05/22/24	05/28/24	JUNE 2024	N							
4 JUNE 2024 LIFE INSURANCE AWWTP	54.48	4-09-55-501-002-514	B Insurance	R	05/22/24	05/28/24	JUNE 2024	N							
		360.03													
	Vendor Total:	360.03													
R0058	MARGARET M. RIGGIO														
24-00625	05/28/24 MILEAGE - MCANJ CONF 2024														
1 MILEAGE - MCANJ CONF 2024	129.38	4-01-20-120-001-045	B CLERK'S OFFICE MILEAGE	R	05/28/24	05/29/24	4-22 TO 4-26-24	N							
	Vendor Total:	129.38													
M0010	MARYLAND BIOCHEMICAL CO.														
24-00460	04/19/24 ALGAECIDE														
1 50LB BAGS GREEN CLEAN PRO	1,350.00	4-09-55-501-002-556	B BACTERICIDE-UNIVAR	R	04/19/24	05/28/24	5SS1027	N							

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
M0010	MARYLAND BIOCHEMICAL CO.			Continued								
	24-00460	04/19/24	ALGAECIDE			Continued						
			2 FREIGHT	230.00	4-09-55-501-002-556	B BACTERICIDE-UNIVAR	R	04/19/24	05/28/24		5SS1027	N
				1,580.00								
			Vendor Total:	1,580.00								
N1115	NJ SHADE TREE FEDERATION											
	24-00461	04/19/24	MUNICIPAL MEMBERSHIP 2024									
			1 MUNICIPAL MEMBERSHIP 2024	95.00	4-01-27-335-001-044	B Professional Assoc. Dues	R	04/19/24	05/28/24		M2024-083	N
			Vendor Total:	95.00								
N0652	NJ STATE POLICE CHIEF ASSN											
	24-00579	05/20/24	TRAINING									
			1 TRAINING	250.00	4-01-25-240-001-042	B Education & Training	R	05/20/24	05/28/24		IN-18473	N
			Vendor Total:	250.00								
P0088	PARKER MCCAY, P.A.											
	24-00573	05/16/24	Billing through 4/30/2023									
			1 Aff. housing,advice & research	316.12	4-01-21-180-001-107	B Planning Board - Attorney	R	05/16/24	05/28/24		3180492	N
			Vendor Total:	316.12								
POLYD005	POLYDYNE INC											
	24-00066	01/24/24	CLARIFLOC NE-255555 RES2024-31			B						
			5 INV 1834758 CLARIFLOC NE-255-H	832.50	4-09-55-501-002-544	B Zeta Lyte 2800CH-Custom Envir.Tech, Inc.	R	01/24/24	05/28/24		1834758	N
			6 INV 1834759 CLARIFLOC NE-255-H	832.50	4-09-55-501-002-544	B Zeta Lyte 2800CH-Custom Envir.Tech, Inc.	R	01/24/24	05/28/24		1834759	N
			7 INV 1835524 CLARIFLOC NE-255-H	1,665.00	4-09-55-501-002-544	B Zeta Lyte 2800CH-Custom Envir.Tech, Inc.	R	01/24/24	05/28/24		1835524	N
				3,330.00								
			Vendor Total:	3,330.00								
REDAR005	RED ARROW TECHNOLOGIES, LLC											
	24-00582	05/20/24	VOIP SVCS MAY 2024 HPD/AWWTP									
			1 VOIP SVCS MAY 2024 AWWTP	178.41	4-09-55-501-003-548	B Telephone-	R	05/20/24	05/28/24		15844	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
	Item Description		Amount	Charge Account	Acct Type Description						
<b>REDAR005 RED ARROW TECHNOLOGIES, LLC Continued</b>											
	24-00582	05/20/24	VOIP SVCS MAY 2024 HPD/AWTP	Continued							
	2		VOIP SVCS MAY 2024 HPD	373.05	4-01-31-440-001-085	B Telephone-Block Line Systems, LLC LSI	R	05/20/24	05/28/24	15844	N
				551.46							
			Vendor Total:	551.46							
<b>R0077 ROBERTS ENGINEERING GRP LLC</b>											
	24-00619	05/28/24	BILLING THROUGH MAY 18, 2024								
	1		MISC REQUESTS 8754	105.00	4-01-20-165-001-028	B General Engineering	R	05/28/24	05/29/24	8754	N
	2		TIER A REQUIREMENTS 8755	1,120.00	4-01-20-165-001-106	B Misc. Road & Drainage Issues(B	R	05/28/24	05/29/24	8755	N
	3		DEY MAINT & BOND INSP ETC 8756	520.00	C-04-55-894-002-447	B RAILROAD AVE & DEY STREET SOFT COSTS	R	05/28/24	05/29/24	8756	N
	4		SPRUCE MAINT & BOND INSP 8756	298.00	C-04-55-890-000-447	B SPRINGCREST, SPRUCE, GLEN 20-05 sec 20	R	05/28/24	05/29/24	8756	N
	5		DUTCH NECK CONCEPT & PROPOSED	747.50	4-01-20-165-001-028	B General Engineering	R	05/28/24	05/29/24	8756	N
			Tracking Id: DUTCH NECK DUTCH NECK ROAD								
	6		MISC ROADS 8756	573.75	4-01-20-165-001-028	B General Engineering	R	05/28/24	05/29/24	8756	N
	7		GENERAL SEWERS 8757	2,665.00	4-09-55-501-002-508	B Engineer	R	05/28/24	05/29/24	8757	N
	8		GENERAL WATER 8758	1,068.00	4-09-55-501-001-508	B Engineer	R	05/28/24	05/29/24	8758	N
	9		IMP TO HAUSSER, BENNETT &	1,068.00	C-04-55-894-001-447	B HAUSER, BENNETT PL PROSPECT DR SOFT COST	R	05/28/24	05/29/24	8759	N
	10		ROADWAY IMP TO ORCHARD, MEADOW	1,863.75	C-04-55-896-001-447	B RD IMP ORCHARD, CLOVER, S. MAIN SEC 20	R	05/28/24	05/29/24	8761	N
	11		W/S IMP ORCHARD, MEADOW, CLOVER	160.00	C-08-55-969-001-544	B IMP TO ORCHARD, CLOVER & S. MAIN SEC 20	R	05/28/24	05/29/24	8762	N
	12		ROADWAY IMP MAXWELL AVE 8763	7,476.25	C-04-55-899-000-447	B MAXWELL AVE IMPROVEMENTS SEC. 20	R	05/28/24	05/29/24	8763	N
	13		W/S IMP MAXWELL AVE 8764	2,451.25	C-08-55-971-000-544	B MAXWELL AVE WATER-SEWER IMP. SEC 20	R	05/28/24	05/29/24	8764	N
				20,116.50							
	24-00620	05/28/24	EW STOCKTON ST CURB & SIDEWALK								
	1		EW STOCKTON ST CURB & SIDEWALK	795.00	C-04-55-880-001-447	B RETAINING WALL 17-9, STOCKTON SIDEW SEC20	R	05/28/24	05/29/24	8760	N
			Vendor Total:	20,911.50							
<b>SAHAA005 SAHAANA S. KAUSHIK</b>											
	24-00465	04/19/24	LEADERSHIP INTERNSHIP 2024								
	1		LEADERSHIP INTERNSHIP 2024	200.00	4-01-27-335-001-137	B Contests	R	04/19/24	05/28/24	2024	N
			Vendor Total:	200.00							



Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>T1067 TREASURER, STATE OF NJ</b>												
	24-00623	05/28/24	GROUND WATER PERMIT									
	1		GROUND WATER PERMIT RENEWAL	900.00	4-09-55-501-001-520	B Permits & Fees	R	05/28/24	05/29/24		240432880	N
	Vendor Total:			900.00								
<b>U0061 USALCO, LLC</b>												
	24-00067	01/25/24	RES 2023-211 ALUMINUM SULFATE		B							
	3	INV 910096039	3/29/24	5,956.55	4-09-55-501-002-542	B Aluminum Sulfate	R	01/25/24	05/28/24		910096039	N
	Vendor Total:			5,956.55								
<b>VIKIN005 VIKING TERMITE &amp; PEST CONTROL</b>												
	24-00364	04/01/24	MARCH 2024 SERVICE									
	1	INV 901293092	MARCH 2024 SVCS	21.60	4-01-26-310-001-029	B Maintenance Contracts	R	04/01/24	05/28/24		901293092	N
	2	INV 901293099	MARCH 2024 SVCS	21.60	4-01-26-310-001-029	B Maintenance Contracts	R	04/01/24	05/28/24		901293099	N
				43.20								
	24-00565	05/13/24	MAY 2024 SERVICE									
	1	INV 901593485	MAY 2024 SERVICE	21.60	4-01-26-310-001-029	B Maintenance Contracts	R	05/13/24	05/28/24		901593485	N
	2	INV 901593492	MAY 2024 SERVICE	21.60	4-01-26-310-001-029	B Maintenance Contracts	R	05/13/24	05/28/24		901593492	N
				43.20								
	Vendor Total:			86.40								
<hr/>												
Total Purchase Orders:	44	Total P.O. Line Items:	82	Total List Amount:	71,789.58	Total Void Amount:	0.00					

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	3-01	126.38	0.00	126.38	0.00	0.00	126.38
CURRENT FUND	4-01	34,970.56	0.00	34,970.56	0.00	0.00	34,970.56
	4-09	22,060.39	0.00	22,060.39	0.00	0.00	22,060.39
Year Total:		57,030.95	0.00	57,030.95	0.00	0.00	57,030.95
GENERAL CAPITAL	C-04	12,021.00	0.00	12,021.00	0.00	0.00	12,021.00
WATER/SEWER CAPITAL	C-08	2,611.25	0.00	2,611.25	0.00	0.00	2,611.25
Year Total:		14,632.25	0.00	14,632.25	0.00	0.00	14,632.25
Total of All Funds:		71,789.58	0.00	71,789.58	0.00	0.00	71,789.58

Date: June 3, 2024

To: Mayor and Council

From: Finance Office

Re: Manual Bill List for 6/3/2024

<u>CURRENT ACCOUNT</u>	<u>DATE ISSUED</u>	<u>PO #</u>	<u>CHECK #</u>	<u>Amount</u>
COUNTY OF MERCER COUNTY TAX	5/15/2024	24-00493	1608	\$ 829,121.77
EAST WINDSOR REGIONAL SCHOOL	5/15/2024	24-00494	1609	\$ 764,863.00
STATE OF N.J.-DEPT OF TREASURY	5/15/2024	24-00514	1610	\$ 49,025.06
JCP&L	5/24/2024	24-00572	37050	\$ 2,406.11
AT&T MOBILITY	5/24/2024	24-00574	37048	\$ 891.58
PSE&G	5/24/2024	24-00594	37051	\$ 77.67
VERIZON WIRELESS	5/24/2024	24-00595	37053	\$ 266.13
JCP&L	5/24/2024	24-00598	37049	\$ 100.73
<b>TOTAL</b>				<b>\$ 1,646,752.05</b>
 <u>WATER AND SEWER OPERATING</u>				
STATE OF N.J.-DEPT OF TREASURY	5/15/2024	24-00514	14515	\$ 18,949.75
AT&T MOBILITY	5/24/2024	24-00574	37048	\$ 126.81
PSE&G	5/24/2024	24-00594	37051	\$ 80.77
VERIZON	5/24/2024	24-00596	37052	\$ 189.00
JCP&L	5/24/2024	24-00598	37049	\$ 31.05
TREASURER STATE OF NEW JERSEY	5/28/2024	24-00626	1416	\$ 2,000.00
<b>TOTAL</b>				<b>\$ 21,377.38</b>
 <u>ESCROW</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <u>GRANT</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <u>TRUST- OTHER</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <u>ANIMAL CONTROL TRUST</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <u>LAW ENFORCEMENT TRUST</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <u>UNEMPLOYMENT TRUST</u>				
N.J. STATE DEPT OF LABOR	5/24/2024	24-00599	1082	\$ 130.08
<b>TOTAL</b>				<b>\$ 130.08</b>
 <u>PUBLIC DEFENDER TRUST</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <u>TAX LIEN TRUST</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <u>GENERAL CAPITAL</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <u>WATER AND SEWER CAPITAL</u>				
<b>TOTAL</b>				<b>\$ -</b>
 <b>MANUAL TOTAL</b>				<b>\$ 1,668,259.51</b>

# Resolution 2024-108

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

**RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, DESIGNATING A CONDITIONAL REDEVELOPER FOR BLOCK 30, A PORTION OF LOT 1, 2-7, 10 AND 11 AND A PORTION OF LOT 12, AND BLOCK 21, LOTS 1-14, 20 & 26, AND BLOCK 8, LOT 12 ON THE TAX MAP OF THE BOROUGH OF HIGHTSTOWN**

**WHEREAS**, the governing body of the Borough of Hightstown (the “**Borough**”) is authorized to determine whether certain property located within the Borough is in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”); and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the Borough designated the properties known as Block 54, Lots 6-10, 13, 14.01, 16.01 & 23; Block 40, Lots 14-28; Block 33, Lots 1-30 & 32-36; Block 30, Lots 1-13; Block 28, Lots 56 & 57; and Block 21, Lots 1-14, 20 & 26; Block 8, Lots 12-14; and Block 18, Lots 8-12 on the Borough’s official tax map (collectively, the “**Redevelopment Area**”), as an “area in need of redevelopment”; and

**WHEREAS**, by Ordinance 2020-04, adopted on August 3, 2020, the Borough Council adopted a new redevelopment plan titled the “Bank Street Redevelopment Plan,” dated July 20, 2020 (together with any further amendments thereto, the “**Redevelopment Plan**”), applicable to the portion of the Redevelopment Area known as Sub Area I (as expanded); and

**WHEREAS**, 3PRC, LLC (the “**Redeveloper**”) is now the owner of the portion of the Redevelopment Area consisting of Block 30, a portion of Lot 1, and Lots 2-7 and Lots 10 and 11 and a portion of lot 12, and Block 21, Lots 1-14 20 & 26, and Block 8, Lot 12 on the Borough’s official tax map (collectively, the “**Project Area**”), which constitutes part of Sub-Area I (as expanded) (Bank Street); and

**WHEREAS**, by Resolution 2020-37, adopted January 21, 2020, the Borough previously designated the Redeveloper as the conditional redeveloper for the Project Area for a period of 180 days and, in connection with that designation, the Borough and the Redeveloper executed an Interim Costs Agreement, dated January 21, 2020 (the “**Interim Costs Agreement**”), pursuant to which the Redeveloper funds an escrow to cover the Borough’s costs; and

**WHEREAS**, the Redeveloper proposes to redevelop the Project Area by constructing thereon a project including approximately 343 rental apartments and 43 townhomes, and associated parking and other infrastructure improvements (collectively, the “**Project**”); and

**WHEREAS**, the Borough desires to renew and extend the Redeveloper’s previous conditional redeveloper designation in order to continue the coordination of the redevelopment of the Project Area in the most timely and efficient manner, pending the negotiation and execution



of, among other agreements, a Redevelopment Agreement between the Borough and the Redeveloper; and

**NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED** by the Mayor and Council of Borough of Hightstown, in the County of Mercer and the State of New Jersey, as follows:

**Section 1.** The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

**Section 2.** 3PRC, LLC is hereby designated as the Conditional Redeveloper of the Project Area pending the execution of the Redevelopment Agreement with the Borough.

**Section 3.** The within designation is hereby made for a limited period of ninety (90) days.

**Section 4.** The Interim Costs Agreement will remain in full force and effect.

**Section 5.** This resolution shall take effect immediately.

#### CERTIFICATION

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk

# Resolution 2024-109

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

## **RESOLUTION AUTHORIZING THE MUNICIPAL TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994. C.72**

**WHEREAS**, in order for the Borough of Hightstown to meet our financial obligations, maintain the tax collection rate, provide uniformity for tax payments and save the unnecessary cost of interest expenses on borrowing it would be in our best interest to do so; and

**WHEREAS**, the municipal Tax Collector and the Chief Financial Officer have completed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and have signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated tax levies;

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Hightstown, in the County of Mercer and the State of New Jersey on this 3<sup>rd</sup> day of June 2024 as follows:

1. The Municipal Tax Collector is hereby authorized and directed to prepare, and issue estimated tax bills for the municipality for the third installment of 2024 taxes. The Tax Collector shall proceed and take such actions as permitted and required by P.L. 1994, c.72 (N.J.S.A. 54:4-66.2 and 54:4-66.3).
2. The entire estimated tax levy for 2024 is hereby set at: **\$19,296,167.71**
3. The estimated third quarter tax bill is due August 1, 2024. Interest will be charged after August 10, 2024.

### **CERTIFICATION**

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk

**Borough of Hightstown  
CALCULATION OF THE 2024 ESTIMATED TAX RATE**

	<b>0.95%</b>	<b>2023 tax levy</b>	<b>1.05%</b>	<b>2023 Tax Rate</b>
Net County	\$2,739,678.85	\$2,883,872.47	\$3,028,066.09	0.729
County Open Space	\$128,159.97	\$134,905.23	\$141,650.49	0.034
County Library	\$282,823.89	\$297,709.36	\$312,594.83	0.075
School Budget	\$9,156,006.90	\$9,637,902.00	\$10,119,797.10	2.436
Local Municipal	<u>\$5,935,662.70</u>	<u>\$6,248,066.00</u>	<u>\$6,560,469.30</u>	1.579
	\$18,242,332.31	\$19,202,455.06	\$20,162,577.81	<b>4.853</b>

	<b>2024 ESTIMATED TAX RATE</b>	<b>1.05</b>	
County	0.768	\$3,028,066.09	(Estimated budget)
County Open Space	0.036	\$141,650.49	(Estimated budget)
County Library	0.079	\$312,594.83	(Estimated budget)
School Budget	2.347	\$9,253,387.00	(approved budget)
Local Municipal	1.664	<u>\$6,560,469.30</u>	(Estimated budget)
	<b>4.893</b>	\$19,296,167.71	
net valuation	\$394,325,400.00		

PREPARED AND CERTIFIED BY:

\_\_\_\_\_  
George Lang, Chief Financial Officer

\_\_\_\_\_  
Tamikia Rowe, Tax Collector

# Resolution 2024-110

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

## **APPOINTING A MUNICIPAL HOUSING LIAISON**

**WHEREAS**, pursuant to Hightstown Borough Code Chapter 2 Subsection 2-25.2, there is a need for the appointment of a Municipal Housing Liaison (MHL); and

**WHEREAS**, the MHL may be a full-time or part-time employee of the Borough of Hightstown; and

**WHEREAS**, Borough Council wish to appoint, Planning Board Secretary/Zoning Officer, Jane Davis, as the Municipal Housing Liaison at an annual salary of \$5,000.00

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Hightstown hereby appoints Jane Davis as Municipal Housing Liaison as set forth in Borough Code Chapter 2 Subsection 2-25.2 at an annual salary of \$5,000.00

## **CERTIFICATION**

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk

# Resolution 2024-111

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

## **AUTHORIZING A REFUND OF TAX OVERPAYMENT – 35 POWELL COURT**

**WHEREAS**, an overpayment of 2024 taxes were made for Blk: 2.01/Lt: 1/Q:C0056, 35 Powell Court in the amount of \$1,941.20, by the homeowner; and

**WHEREAS**, both the mortgage company and the homeowner paid second quarter taxes; and

**WHEREAS**, the homeowner, Zachary Gelzeiler, 35 Powell Court, Hightstown, NJ, has requested that a refund be issued for the overpayment in the amount of \$1,941.20; and

**WHEREAS**, the Tax Collector has requested that said overpayment be refunded in the amount of \$1,941.20.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown that the Tax Collector and Finance Officer are hereby authorized to issue a refund in the amount of \$1,941.20 to Zachary Geltzeiler, 35 Powell Court, Hightstown, New Jersey, 08520, representing the tax overpayment as set forth herein.

### **CERTIFICATION**

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk

# Resolution 2024-112

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

## **A RESOLUTION AUTHORIZING THE COMPLETION OF A MURAL ON THE HIGHTSTOWN FIRST AID BUILDING**

**WHEREAS**, The Cultural Arts Commission's goals and purposes are the development of artistic and cultural appreciation and expression and the presentation of cultural/artistic events and programs, and establishment of art installation sites and venues; and

**WHEREAS**, pursuant to Hightstown Borough Code article 29-1-5(O), The Cultural Arts Commission, has proposed the creation of a mural on the Hightstown First Aid Squad Building located at 168 Bank Street, Hightstown, which will reflect the history and purpose of the first aid squad; and

**WHEREAS**, the Cultural Arts Commission has commissioned Leon Rainbow of Trenton, NJ to create and complete the mural; and

**WHEREAS**, the Cultural Arts Commission has presented sketches and details of the proposed project; and

**WHEREAS**, Borough Council has reviewed the proposal and believes that the mural will be a valuable addition to the community, contributing to the Borough's cultural and artistic landscape.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown, as follows:

1. The Borough Council hereby authorizes the Cultural Arts Commission to proceed with the completion of the mural on the First Aid Squad building located at 168 Bank Street, Hightstown, NJ.
2. The Cultural Arts Commission shall ensure that the mural is completed in accordance with the design and specifications presented to Borough Council and shall comply with any guidelines or requirements set forth by the Borough.
3. The commissioned artist, Leon Rainbow, shall present the Borough of Hightstown a certificate of insurance naming Hightstown Borough additional insured and a completed Hold Harmless Agreement, prior to the start of the mural.
4. The Cultural Arts Commission shall oversee the progress of the mural to ensure that it aligns with the approved design and standards.

**BE IT FURTHER RESOLVED** that copies of this resolution be forwarded to the following:

1. Dimitri Musing, Borough Administrator
2. CEO, D&H Alternative Risk Solutions, Inc
3. Statewide Insurance Fund
4. Ann Marie Miller, Chair Hightstown Borough Cultural Arts Commission
5. Leon Rainbow

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk

# Resolution 2024-113

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

**A RESOLUTION APPROVING THE REQUEST FROM OLD HIGHTS BREWING COMPANY FOR A SEPARATE WATER METER TO SERVICE THE PREMISES LOCATED AT 123 WEST WARD STREET IN THE BOROUGH OF HIGHTSTOWN.**

**WHEREAS**, the Borough of Hightstown (the “Borough”) has received a written request from Old Hights Brewing Company (the “Brewing Company”) for a new separate water meter to be installed at the premises located at 123 West Ward Street in the Borough (the “premises”), for exclusive use relating to the supply line of the Brewing Company’s brew house tank water; and

**WHEREAS**, according to the Brewing Company, the brew house tank water is used solely for its product, which contains water as the main ingredient; and

**WHEREAS**, the Brewing Company has further represented that the water involved shall not flow back to the sewer plant, and therefore, the Brewing Company has requested that the new separate water meter be billed solely for water usage and not sewer; and

**WHEREAS**, the original water/sewer meter associated with the premises would continue to monitor all other water and sewer usage for the premises (i.e., bathrooms, sinks, cleaning, including the brew house tanks, and any spray down hoses); and

**WHEREAS**, the Borough Council is willing to approve the above request subject to the condition(s) referenced below.

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

1. That the Brewing Company’s request for a new separate water meter associated with the premises is hereby approved, subject to the condition(s) referenced in paragraphs 2 and 3 below.
2. That the new separate water meter to be installed shall be utilized exclusively to fill the brew house tanks with water, which will be subsequently utilized to brew beer. As this meter will not account for sewer usage, water from this meter shall not be used for any additional purpose(s). Additionally, in the event of tank drainage, no water from this meter shall enter the Borough’s sewer system. It is acknowledged that cleaning activities, including the cleaning of tanks and any drainage into the sewer system, will be managed by the existing meter, which tracks both water and sewer usage.



3. That the Brewing Company shall be required to obtain any and all necessary permits for the new separate water meter, as determined by the Borough's Construction Official.
4. That a certified copy of this Resolution shall be provided to each of the following:
  - a. Old Hights Brewing Company;
  - b. Dimitri Musing, Borough Administrator;
  - c. Tamikia Rowe, Tax/Water/Sewer Collector;
  - d. Vince Gerald, Construction Official; and
  - e. Frederick C. Raffetto, Esq., Borough Attorney.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk

# Resolution 2024-114

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

**A RESOLUTION AUTHORIZING THE BOROUGH TO EXECUTE NECESSARY DOCUMENTS TO DISCHARGE A MORTGAGE RELATING TO THE REAL PROPERTY LOCATED AT 212 ACADEMY STREET (BLOCK 40, LOT 19) CONCERNING THE NEIGHBORHOOD HOUSING REPAIR FUND.**

**WHEREAS**, on or about June 11, 2004, the Borough of Hightstown (the “Borough”) provided a forgivable loan in the amount of twenty thousand dollars (\$20,000.00) (the “Mortgage” or “loan”) to Virginia McKinnie (widow) (the “Borrower”), under the Neighborhood Housing Repair Fund, relating to the real property located at 212 Academy Street in the Borough of Hightstown, more commonly known and designated as Block 40, Lot 19 on the Hightstown Borough Tax Map (the “Property”); and

**WHEREAS**, the Mortgage was provided by the Borough in order to assist the Borrower in rehabilitating the Property in order to abate certain health and safety code violations; and

**WHEREAS**, the term of the Mortgage was for a six (6) year period; and

**WHEREAS**, the condition(s) of the Mortgage required repayment of the loan in its entirety from the Borrower if the Property were sold, transferred or rented during the six (6) year term of the loan; and

**WHEREAS**, the Mortgage was to be forgiven after the six (6) year term if the Property was not sold, transferred or rented during that time period; and

**WHEREAS**, the Property was not sold, transferred or rented during the six (6) year term of the Mortgage, and therefore the Mortgage was eligible to be forgiven and/or discharged as of approximately June 11, 2010; and

**WHEREAS**, notwithstanding, the Mortgage still appears of record with the Mercer County Clerk’s office relating to the Property; and

**WHEREAS**, the Borrower has passed away, and the Borrowers’ heirs have requested that the Borough execute any and all documents deemed necessary in order to memorialize the discharge of the Mortgage so that it no longer appears as an encumbrance against the Property; and

**WHEREAS**, given the circumstances referenced above, it is appropriate for the Mortgage to be discharged.

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

1. That the Mayor is hereby authorized to execute, and the Borough Clerk to attest, any and all documents which are necessary in order to forgive and/or discharge the Mortgage so that it no longer appears of record to be an encumbrance against the Property.
2. That all such documents shall be in a form satisfactory to the Borough Attorney.
3. That, following execution, such documents shall be recorded with the Mercer County Clerk's Office.
4. That a certified copy of this Resolution shall be provided to each of the following:
  - a. Record Owner(s) - 212 Academy Street;
  - b. Community Grants, Planning & Housing; and
  - c. Frederick C. Raffetto, Esq., Borough Attorney.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk

# Resolution 2024-115

BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY

## AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS PRIOR TO ADOPTION OF THE 2024 BUDGET

**WHEREAS**, an emergent condition has arisen with respect to inadequate appropriation balances remaining in some line items of the 2024 temporary budget; and

**WHEREAS**, N.J.S.A. 40A:4-20 provides for the creation of emergency appropriations for the purposes above mentioned; and

**WHEREAS**, it is the desire of the Mayor and Council to create emergency temporary appropriations as set forth on Schedule “A,” attached; and

**WHEREAS**, the total emergency temporary appropriations in resolutions adopted in the year 2024 pursuant to the provisions of N.J.S.A. 40A:4-20 (Chapter 96, P.L. 1951, as amended), including this resolution, total:

	<i><b>THIS RESOLUTION</b></i>	<i><b>PREVIOUS TOTAL</b></i>	<i><b>CUMULATIVE TOTAL</b></i>
Current	141,500.00	1,842,569.00	<b>1,984,069.00</b>
Capital Outlay – Current	0.00	0.00	<b>0.00</b>
Debt Service - Current	0.00	0.00	<b>0.00</b>
Water/Sewer	220,000.00	550,000.00	<b>770,000.00</b>
Capital Outlay – W/S	0.00	0.00	<b>0.00</b>
Debt Service - W/S	0.00	0.00	<b>0.00</b>
<b>TOTAL</b>	<b>361,500.00</b>	<b>2,392,569.00</b>	<b>2,754,069.00</b>

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Hightstown (not less than two-thirds of all the members of thereof affirmatively concurring) that, in accordance with N.J.S.A. 40A:4-20:

1. An emergency temporary appropriation is hereby made for each item listed on the schedules that are attached hereto and made a part hereof;
2. Each emergency appropriation listed will be provided for in the 2024 budget under the same title as written herein;
3. One certified copy of this resolution will be filed with the Director of Local Government Services, and a copy provided to the Chief Finance Officer.

### CERTIFICATION

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk

Borough of Hightstown  
Emergency Temporary No. 8  
6/3/2024

**SCHEDULE "A"**

**Current Fund**

Administration	Salaries and Wages	15,000.00
Mayor and Council	Salaries and Wages	6,000.00
Municipal Clerk	Salaries and Wages	20,000.00
Financial Administration	Salaries and Wages	15,000.00
Planning and Zoning	Salaries and Wages	5,000.00
Fire Department	Other Expenses	500.00
Buildings and Grounds	Salaries and Wages	10,000.00
Recycling	Other Expenses	30,000.00
Board of Health	Salaries and Wages	5,000.00
Uniform Construction Code	Salaries and Wages	15,000.00
Housing	Salaries and Wages	10,000.00
Emergency Medical Robbinsville	Other Expenses	<u>10,000.00</u>
Total Current Fund		<u>141,500.00</u>

**Water-Sewer Operating Fund**

Salaries and Wages	100,000.00
Other Expenses	100,000.00
Social Security	<u>20,000.00</u>
Total Water Sewer Operating	<u>220,000.00</u>

Total 361,500.00

# Resolution 2024-116

*BOROUGH OF HIGHTSTOWN  
COUNTY OF MERCER  
STATE OF NEW JERSEY*

## **AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Hightstown that this body will hold a meeting on June 3, 2024, at the Hightstown Firehouse Hall, 140 North Main 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 or subjects to be discussed:

Contract Negotiations – Harvest Fair

Contract Negotiations – Municipal Facilities

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 3, 2024, or 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.

## **CERTIFICATION**

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on June 3, 2024.

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Margaret Riggio  
Borough Clerk