



The Borough of Hightstown

156 Bank Street, Hightstown, NJ 08520

(609) 490-5100 Ext 617

Website: www.hightstownborough.com

PLANNING BOARD APPLICATION

RECEIVED

OCT 01 2025

Borough of
Hightstown

The applicant must submit 21 copies of the completed application and plans; see checklist for sizes.

The application, with supporting documentation, must be filed with the Planning Board Secretary no less than 31 days prior to the meeting at which the application is to be considered.

NOTE: Some applications may be subject to additional fees, please refer to Chapter 26, Section 10, "Land Use" in the Revised General Ordinances of the Borough of Hightstown

To be completed by Borough Staff

Dated Filed: 10/1/2025

Application Number: PB2025-04

Application Fees: \$1250.00

Escrow Deposit: \$3944.40

Scheduled for:

Review for Completeness: BY 11/15/2025

Hearing Date: TBD

1. APPLICANT:

Name: The Peddie School

Address: 201 South Main Street, Hightstown NJ 08520

609-944-7512

Telephone: _____

Fax: _____

E-mail: spuri@peddie.org

Mailing Address: Same as Above

Applicant is a: ☒ Corporation ☐ Partnership ☐ Individual

Corporations must be represented by an attorney

Attorney's Name: Michael R. Butler, Esq., Eckert Seamans Cherin & Mellott

Address: 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648

609-989-5023 - mbutler@eckertseamans.com

Telephone: _____

If the applicant is a corporation or partnership, please attach a list of the names and address of all persons having a 10% interest or more in the corporation or partnership.

2. The relationship of the Applicant to the property in question is:
☒ Owner ☐ Lessee ☐ Purchaser (under contract) ☐ Other, specify _____

3. If owner is other than applicant, provide the following information:
Owner: N/A
Owner's Address: _____
Telephone: _____

4. Type of Application (check all that apply)

A. ☒ SITE PLAN
☐ Waiver ☒ Preliminary ☒ Final
☐ Amendment to an Approved Site Plan

B. ☐ MINOR SUBDIVISION
☐ Preliminary ☐ Final
Number of lots to be created including remainder lot _____

C. ☐ MAJOR SUBDIVISION
☐ Preliminary ☐ Final
Number of lots to be created including remainder lot _____

D. ☐ VARIANCE
☐ Hardship ☐ Use ☐ Substantial Benefit
Section(s) of Ordinance from which a variance is requested:

E. ☐ Conditional Use
F. ☐ Conceptual Review
G. ☐ Appeal decision of an Administrative Officer
H. ☐ Interpretation of Map or Ordinance
I. ☐ Other
Please specify: _____

5. Explain in detail the exact nature of application: The applicant proposes replacing the existing football field and track with a turf field and a new track that will permit the facility to be utilized by multiple sports played by both girls and boys. In addition, a new field lighting system will be installed.

6. Waivers requested of Development Standards and/or Checklist Requirements: see attached waiver list

7. Subject PROPERTY

A. Address: 201 South Main Street, Hightstown NJ 08520
609-944-7512

B. Block: 53 Lot(s): 1.02

C. Zoning District: R-1

D. Is the subject located on a:

☒ County Road ☐ State Road

☒ Within 200 feet of a Municipal Boundary

E. Use of Property:

Existing: School

Proposed: School

F. Are there any existing or proposed deed restrictions, easements, right-of-ways or other dedication?

☒ NO ☐ YES (Attach Copies)

G. List all maps and other exhibits accompanying this application:

See list on submission cover sheet

8. Applicant's PROFESSIONALS

A. ENGINEER: Lorali E. Totten, P.E., P.P.

Address: Crest Engineering Associates Inc.
100 Rike Drive, Millstone, NJ 08535

Telephone: 609-448-5550

Email: ltotten@crestengineering.net

Fax: _____

B. PLANNING CONSULTANT: Loralie E. Totten, P.E., P.P.
Address: Crest Engineering Associates Inc.
100 Rike Drive, Millstone, NJ 08535
Telephone: 609-448-5550
Email: ltotten@crestengineering.net
Fax: 609-448-2157

C. TRAFFIC ENGINEER: N/A
Address: _____

Telephone: _____
Email: _____
Fax: _____

LANDSCAPE
D. ARCHITECT: David E. Horn
Address: architerra, pc
250 North Main Street, Coopersburg, PA 18036
Telephone: 610-282-1398
Email: dehorn@architerrapc.com
Fax: 610-282-1490

E. List any other expert who will submit a report or who will testify for the Applicant.
Name: The Peddie School
Field of Expertise: _____
Address: _____

Telephone: _____
Email: _____
Fax: _____

9. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the Applicant's professionals:

APPLICANT'S PROFESSIONALS
Loralie E. Totten, P.E., P.P.
David E. Horn

REPORTS NEEDED
All
All

10. ☒ Certification from the Tax Collector that all taxes, water, sewer rents due on the subject property have been paid is provided.

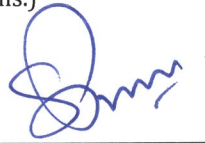
11. Attach a copy of the Notice that will appear in the official newspaper of the municipality and that will be mailed to owners of all real property, as shown on the current tax duplicate, located within 200 feet in all directions of the property which is subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

THE PUBLICATION AND SERVICE OF THE AFFECTED OWNERS MUST BE ACCOMPLISHED **AT LEAST 10 DAYS PRIOR** TO THE DATE SCHEDULED BY THE ADMINISTRATIVE OFFICER FOR THE HEARING.

An affidavit of service on all property owners and proof of publication must be filed before the application will be complete and a hearing can proceed.

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation an authorized corporate officer must sign this. If the applicant is a partnership, a general partner must sign this.)



Signature of Owner

SANJEEN
CFO.

PURI

