

## HIGH BRIDGE PLANNING BOARD

### PUBLIC MEETING MINUTES

February 23rd, 2015 7:30 p.m.

Rescue Squad, 95 West Main St., High Bridge, NJ

1. **CALL TO ORDER and PUBLIC NOTICE**

This is a regular meeting of the Planning/Zoning Board of the Borough of High Bridge. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in the Express Times on January 15th, 2015 and the notice of and agenda for this meeting were posted on the bulletin board in the Borough Hall.

2. **FLAG SALUTE:** led by presiding officer.

3. **MINUTES:** The approval of minutes is postponed as they are incomplete at this time.

4. **ROLL CALL:**

Chris Zappa, present; Tom Richards, present; Don Howell, absent; Keith Milne, present; Doug Walker, present; Brent Dugan, present; John Moskway, present; Mark Desire, present; Steve Dhein, present

5. **RESOLUTIONS:** None at this time.

6. **PUBLIC COMMENTS: No**

It is the policy of the Planning Board/Board of Adjustment that all public comments on an issue shall be limited to five (5) minutes per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed at the public microphone. None at this time.

7. **OLD BUSINESS/COMPLETENESS:**

#### **ORDINANCE 2015-02**

**AN ORDINANCE OF THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE BOROUGH CODE TO REVISE SECTION 601 ESTABLISHMENT OF PLANNING BOARD ADDING SUBSECTION K "TRAINING"**

Motion to accept **Ordinance 2015-02** as being consistent with the Master Plan.

Move: Walker; Second: Richards

Chris Zappa, aye; Tom Richards, aye; Don Howell, absent; Keith Milne, aye;

Doug Walker, aye; Brent Dugan, aye; John Moskway, aye; Mark Desire, aye;  
Steve Dhein, aye.  
Eight ayes, motion passes.

**ORDINANCE 2015-04**  
**RESERVE CAPACITY FOR NEW CONSTRUCTION**

Motion to accept **Ordinance 2015-04** as being consistent with the Master Plan as amended.  
Move: Walker; Second, Richards. Chris Zappa, aye; Tom Richards, aye; Don Howell, absent;  
Keith Milne, aye; Doug Walker, aye; Brent Dugan, aye; John Moskway, aye; Mark Desire, aye;  
Steve Dhein, aye.  
Eight ayes, motion passes.

Questions and comments: Mr. Dugan asked who will be issuing the permits for the reserved sewer capacity and what metric will they use to determine the number that will happen. Mr. Dhein explained in detail how this would be determined. Mr. Walker added that it is based on the numbers of bedrooms in a residence. Mr. Dugan also inquired about who a builder would contact to see if future sewer capacity is available. Mr. Dhein replied that the applicant would inquire about this through Borough Hall in the Clerk's office. Further discussion with the Board regarding this issue ensued. Mr. Dugan also asked if sewer capacity is transferrable to a new owner. The Board responded that this is the case, but that sewer capacity is good only for a particular parcel of land.  
Mr. Milne asked a question regarding informal meetings with the Board. The board discussed what the purpose of what an informal meeting would entail. Discussion ensued with the Board regarding this issue.

**ORDINANCE 2015-6**  
**AN ORDINANCE TO AMEND THE LAND USE ORDINANCE SECTION 405.B.11 TO ALLOW FOR RETAIL/STUDIO ON THE FIRST FLOOR IN THE DOWNTOWN BUSINESS ZONE**

Motion to accept **Ordinance 2015-06** as being consistent with the Master Plan:  
Move: Richards; Second, Milne.  
Chris Zappa, aye; Tom Richards, aye; Don Howell, absent; Keith Milne, aye; Doug Walker, aye;  
Brent Dugan, no; John Moskway, aye; Mark Desire, aye; Steve Dhein, aye.  
Seven ayes, one no, motion passes.

Questions and comments: Brent Dugan expressed concerns regarding usable retail space. The Board explained that this percentage is based on square footage. Mr. Dugan also expressed concerns regarding Main Street being a viable retail area.

8. **PUBLIC HEARING:** None at this time.

**9. NEW BUSINESS:**

a. Note: Ordinance 2015-1 passed.

**10. ADJOURNMENT:** Motion to adjourn:

Move: Walker, Second: Richards

Voice Vote; All ayes, motion passes.

**Next Meeting Date:** March 16<sup>th</sup>, 2015

**Meeting Location:** High Bridge Rescue Squad, 95 West Main Street, High Bridge, NJ 08829

Respectfully Submitted,

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Adam Young, Planning Board Secretary