

**HIGH BRIDGE PLANNING BOARD
REORGANIZATIONAL AND REGULAR MEETING**

PUBLIC MEETING MEETINGS

January 26th, 2015 7:30 p.m.

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

1. CALL TO ORDER and PUBLIC NOTICE

This is a reorganizational and 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 issue of January 14th, 2015 and the notice of and agenda for this meeting was posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led by presiding officer.

3. PRESENTATION OF 2015 BOARD MEMBERS + OATHS OF OFFICE

- a. Douglas Walker -term expires 12/31/2015
- b. Don Howell - term expires 12/31/2018
- c. Brent Dugan - term expires 12/31/2015
- d. Tom Richards- term expires 12/31/2017
- e. Steve Dhein- term expires 12/31/2017

4. ROLL CALL:

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

5. NOMINATIONS AND ELECTIONS:

Motion to nominate Steve Dhein as Chairperson
Move; Howell, Second; Walker

Motion to close nominations.

Move; Moskway, Second; Richards

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

a. Election of Chairperson:

Motion to adopt Resolution #PB01-2015

Move; Moskway, Second; Richards

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

Motion passes with seven ayes.

b. Election of Vice-Chairperson:

Motion to open nominations for Vice-Chairperson
Move; Richards, Second; Moskway

Motion to nominate Don Howell as Vice-Chairperson
Move; Walker, Second; Richards

Motion to close nominations
Move; Moskway, Second; Richards
Mark Desire, aye; Chris Zappa, aye; Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, absent; Brent Dugan, aye; John Moskway, aye; Doug Walker, aye.

c. Reappointment of Environmental Committee Liaison

7. PUBLIC COMMENTS:

It is the policy of the Borough Council 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 to the Board.
None at this time.

8. RESOLUTIONS/CONSENT AGENDA:

<u>RESOLUTION #PB04-2015</u>	Selection of Contract Professionals
<u>RESOLUTION #PB05-2015</u>	Selection of Board Secretary
<u>RESOLUTION #PB06-2015</u>	Selection of newspapers for publications of legal notices
<u>RESOLUTION #PB07-2015</u>	Approval of Planning Board calendar for 2015

Motion to amend Resolution #PB04-2015 to include Princeton Hydro.
Move; Richards, Second; Moskway
Mark Desire, aye; Chris Zappa, aye; Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, absent; Brent Dugan, aye; John Moskway, aye; Doug Walker, aye.

Motion to adopt Resolution #PB04-2015 as amended.
Move; Richards, Second; Moskway
Mark Desire, aye; Chris Zappa, aye; Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, absent; Brent Dugan, aye; John Moskway, aye; Doug Walker, aye.
Motion passes with seven ayes.

Motion to adopt Resolutions #PB05-2015 through #PB07-2015.

Move; Walker, Second; Zappa

Chris Zappa, aye; Tom Richards, aye; Don Howell, aye; Keith Milne, absent; Brent Dugan, aye; John Moskway, aye; Doug Walker, aye. Mark Desire, aye; Steve Dhein, aye
Motion passes with eight ayes.

THIS CONCLUDES THE REORGANIZATIONAL PORTION AND BEGINS THE REGULAR MEETING

Regular meeting visitors: Informal hearing application fees and escrow.

Steve Dhein gave an overview of what is to be discussed at the next meeting when Jo

8. COMMUNICATIONS:

a. **ORDINANCE 2015-2** – Planning Board training.

Steve Dhein asked for a clarification regarding this Ordinance and those Planning Board members that are re-appointed. Discussion with the Board ensued.

b. **RESOLUTION 30-2015** – Time limit for Planning Board review.

Discussion ensued regarding concerns about this time limit, and it will be taken back to Council for possible changes and clarifications.

c. **RESOLUTION 18-2015** – Boards and Committees appointments.

d. NJPO Newsletters

9. OLD BUSINESS:

a. Review of **ORDINANCE 2015-1**, formally 2014-16 as rewritten by the Borough Planner per recommendations of the Planning Board from the December 15th Planning Board meeting discussion, for Master Plan consistency.

Motion to approve 2015-1 and that it conforms to Master Plan.

Move: Richards; Second; Howell

Chris Zappa, abstain; Tom Richards, aye; Don Howell, aye; Keith Milne, absent; Brent Dugan, aye; John Moskway, aye; Doug Walker, abstain. Mark Desire, aye; Steve Dhein, aye
Motion passes with eight ayes.

10. PUBLIC COMMENTS: None at this time.

It is the policy of the Borough Council 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 to Mayor and Council.

11. NEW BUSINESS:

a. Notice of vacancy of Class IV Planning Board position.

12. DISCUSSION:

a. 38 Main Street, Suite 103, retail/service issue

Steve Dhein reported that he got a call from John Barczyk regarding the use of space of this property in regards to retail space. Mr. Barczyk requested guidance from the Planning Board

regarding the percentage of retail space on 38 Main Street, Suite 103. A discussion ensued with the Board regarding the percentage of retail space. The Board discussed the percentage amounts that need to be dedicated to retail. Mayor Desire suggested that this issue be discussed at the next Council meeting. Mr. Dhein will speak to Mr. Barczyk.

13. ADJOURNMENT:

Motion to adjourn.

Move; Richards, Second; Moskway

Voice Vote, all ayes motion passes.

Next Meeting Date: February 23, 2015.

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

Respectfully Submitted,

Adam Young, Planning Board Secretary