

# MEETING MINUTES OF PLANNING BOARD/BOARD OF ADJUSTMENT OF HIGH BRIDGE BOROUGH

**Meeting Date:** September 21st, 2015 - **Meeting Time:** 7:30 P.M.

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

---

## 1. CALL TO ORDER:

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 presiding officer.

## 3. ROLL CALL:

Mark Desire, absent; Chris Zappa, present; Steve Dhein, present; Don Howell, present; Keith Milne, absent; Doug Walker, present; Brent Dugan, absent; John Moskway, present. Also present were Attorney William Caldwell, Planning Board Secretary Adam Young and Borough Hall employee, Barbara Kinsky.

Motion to accept resignation from Tom Richards.

Move: Walker; Second: Moskway

Voice Vote: All ayes, motion passes.

Chairman Steve Dhein requests that Planning Board Alternate, William Giordano attend this meeting as a member due to the lack of members present.

## 4. READING AND APPROVAL OF MINUTES:

June 15, 2015 & August 17, 2015

Motion to dispense with the reading of prior meeting minutes.

Motion: Walker, Second: Zappa

Voice Vote: All ayes, motion passes.

Motion to approve the prior meeting minutes.

Motion: Walker, Second: Moskway

Voice Vote: All ayes., motion passes.

## 5. VISITORS:

A. Robert Boak representing 81 West Main Street – informal meeting

Mr. Boak spoke on behalf of N. M. Holdings Phoenix, LLC in regards to redeveloping the site at 81 West Main Street, and the possible need for a zone change or D Variance. Mr. Boak stated that the latter would possibly make the property less desirable to prospective buyers. Mr. Boak also gave an update of the status of the property and explained how they have tried to retain as much of the original footprint of the prior structure as possible.

Mr. Caldwell recommended that this is a Board of Adjustment issue, and that the Planning Board should not comment or state an opinion on this matter.

## 6. RESOLUTIONS:

A. **RESOLUTION #PB08-2015** - IN RE Application of Robert Fernandes - Block 29.02 Lot 12

Motion to adopt **RESOLUTION #PB08-2015.**

Move: Howell, Second: Walker

Steve Dhein, aye; Don Howell, aye; Keith Milne, absent; Doug Walker, aye; Brent Dugan, absent; John Moskway, aye. Four ayes, motion passes.

**7. PUBLIC COMMENTS:**

It is the policy of the Planning Board that all public comments on an issue shall be limited to one minute (1) per person per agenda subject. Comments may be made only on subjects pertaining to current Borough agenda. No debating between residents. Comments should be addressed to Chairman and Board Members at the public microphone.

No comments at this time.

**8. WRITTEN COMMUNICATIONS:**

- A. Robert Boak request for informal hearing and response
- B. Ken Bogan – HC Planning Board Clarification letter

**9. OLD BUSINESS:** None at this time.

**10. NEW BUSINESS:** Review of **Ordinance 2015-29**, which amends ORDINANCE #2014-16 Section 405, regulations for Downtown Business zone, for consistency with the Master Plan.

Motion to accept **Ordinance 2015-29** as being consistent with the Master Plan.

Move; Zappa, Second; Howell

Mark Desire, absent; Chris Zappa, aye; Steve Dhein, aye; Don Howell, aye;

Keith Milne, absent; Doug Walker, aye; Brent Dugan, absent; John Moskway, aye; William Giordano, aye.

Six ayes, motion passes.

Comments: Steve Dhein noted that Planning Board via Chris Zappa will notify Council of suggested changes to this Ordinance.

**11. PUBLIC COMMENTS:**

It is the policy of the Planning Board 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 Board issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Chairman and Board members at the public microphone.

None at this time.

**12. DISCUSSION ITEM:**

- A. Open Board position. Steve Dhein discussed the issue of having an open position to fill.

**13. ADJOURNMENT:** Motion to adjourn.

Move: Walker, Second: Zappa

Voice Vote; All ayes, motion passes.

---

**Next Meeting Date:** October 19<sup>th</sup>, 2015

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

**Meeting Time:** 7:30 P.M.

**ADJOURNMENT: 8:01p.m.**

Respectfully submitted,

---

Planning Board Secretary, Adam Young