

UNAPPROVED

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

Meeting Date: April 18, 2016 - **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 Hunterdon County Democrat on December 24th, 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:

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

There were nineteen members of the public present including press. Also present were Board Attorney Caldwell, Borough Planner Darlene Green, Board Engineer Joseph Modzelewski, Planning Board Secretaries Barbara Kinsky and Adam Young. Chris Zappa was present until Board of Adjustment Portion began at 7:38 p.m.

4. PUBLIC COMMENTS: NONE AT THIS TIME.

5. READING AND APPROVAL OF MINUTES: March 21, 2016.

Motion to dispense with the reading of prior meeting minutes:

Motion: Walker, Second: Zappa Voice vote: all ayes

Eight ayes, motion passes.

Motion to approve the March 21, 2016 meeting minutes:

Motion: Walker, Second: Giordano. Voice vote: all ayes

Eight ayes, motion passes.

6. WRITTEN COMMUNICATIONS:

N.J.P.O. Dues Notice- Board opted out last year.

7. OLD BUSINESS:

a. Final Approval for 41 Center Street, Block 29.02, Lot 12

Mr. Modzewlewski outlined the requirements necessary for completeness based on the items listed on his report.

Motion to approve 41 Center Street for Final completeness conditioned upon items in the letter from the Board Engineer being addressed.

Motion: Giordano, Second: Walker. Voice vote: Six ayes and John Moskway abstains.

Motion passes.

Motion to approve 41 Center Street for Final Approval conditioned upon submitting the items as outlined by the board engineer in the letter dated April 13, 2016, and for all the C.O.A.H. paperwork being completed.

Motion: Milne Second: Giordano
Don Howell, yes; Keith Milne, yes; Doug Walker, yes; Brent Dugan, yes; John Moskway, no;
William Giordano, yes; Steve Dhein, yes.
Six ayes, one nay. Motion passes.

Questions or Comments;

Darlene Green stated that she feels the Borough should make sure that all the affordable housing paperwork be completed prior to the issuing of a C.O. for this building.

8. NEW BUSINESS

a. Review for completeness of PBapp 01-2016, applicant: Robert Fernandes,
20 Main Street, Block: 29.01 Lot: 3.

Motion to approve 20 Main Street for completeness conditioned upon items in the letter from the Board Engineer being addressed.

Motion: Giordano, Second: Walker. Voice vote: Six ayes and John Moskway abstains.
Motion passes.

Questions and comments:

Board of adjustments members and Board professionals discussed how the submission of documents to the Hunterdon County Planning Board affects approval and if the applicant had asked for any permanent waivers.

b. Public hearing for Preliminary Approval of of PBapp 02-2015, applicants: Andrew Podberezniak and Aleksandra Kroc

100(North) Main Street, Block 19, Lot 66, corner of Main and Liberty Streets.

- Existing property is vacant with a dirt driveway.
- The property is zoned for downtown business, DB zone.
- The building purpose is an apartment building housing 10 apartments.
- The applicant is seeking preliminary site plan approval and a conditional use variance as well as additional other variances.
- Proper notice: The two hundred foot list and affidavit of publishing completed.
- Size of lot: gross area is 14,941 square feet.

The applicant's engineer, Christopher Nusser was sworn in by Attorney Caldwell. Mr Nusser described the display boards for the Board as follows: A-4 refers to the plans, A-5 is an overall site plan colorized version, A-6 is an aerial photograph exhibit, and A-7 shows the conforming use plan.

Discussion ensued between Board and Professionals regarding the following topics: right of way, dual-zoned property usage, density, setback lines/right of way lines, parking, retaining wall, emergency services access, sidewalks, flow of traffic, location of fencing, building height, variances, storm water management, off site water, discharge area, impervious coverage, drainage, gas service and lighting.

Darlene Green stated that the applicant be aware that the Highlands Land use variance still needs to be addressed. This information must be provided 10 days prior to the next meeting.

Motion to continue the Public hearing for 100 Main Street on May 16, 2016.

Motion: Walker, Second: Moskway. Voice vote: all ayes. Moskway abstains.
Seven ayes. Motion passes.

Reminder from the Chairman to file financial statements, and to complete training courses. Planning Board Secretary will handle registrations.

7. PUBLIC COMMENTS: NONE AT THIS TME.

8. DISCUSSION: Reminder from the Chairman to file financial statements, and to complete training courses. The Planning Board Secretary will handle registrations.

9. ADJOURNMENT: Motion to adjourn: Moskway Second: Giordano Voice vote: All ayes
Seven ayes, motion passes.

Next Meeting Date: Regular meeting – May 16st, 2016

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

Meeting Time: 7:30 P.M.

Introduction April 28, 2016
Publication (summary)
Planning Board May 16, 2016 (*Tentative*)
Adoption May 26, 2016 (*Tentative*)
Publication (Title)

Ordinance 2016-19
BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY

Amending Zoning Map and Land Use Ordinance
To Extend Boundaries of R-4 High Density Residential Zone
To Include Additional Lots

WHEREAS, the Land Use Ordinance and Zoning Map designate certain properties in the “G” Permanently Dedicated Open Space zone and “DB” Downtown Business zone that neighbor the R-4 High Density Residential zone; and

WHEREAS, the properties are of a character that should be considered for inclusion in the R-4 zone.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of High Bridge in the County of Hunterdon and State of New Jersey, as follows:

1. The Official Zoning Map of the Borough of High Bridge is hereby amended in order to remove the following property from the “G” zoning district and to include the property in the “R-4” zoning district.

Block 19, Lot 32

The rezoning of this lot is subject to approval from the New Jersey Highlands Council, and all other applicable requirements.

2. The Official Zoning Map of the Borough is hereby amended in order to remove the following properties from the “DB” zoning district and to include the properties in the “R-4” zoning district.

Block 7, Lots 1, 2, 3

Block 10, Lots 1, 2, 3, 4, 5

Block 19, Lots 62.01, 63, 66, 67, 69, 70, 71, 72, 73, 74

3. Chapter 145 of the Code of the Borough of High Bridge, “Land Use and Development” (2005), Section 202 entitled “Zoning Map,” is hereby amended and supplemented so that it shall now reference that an amendment to the Official Zoning Map of the Borough of High Bridge has been effectuated with the adoption of this Ordinance.

4 All other Ordinances or parts of Ordinances inconsistent herewith are hereby amended only as to such inconsistency.

5. 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.

6. This Ordinance shall take effect upon final passage and publication in accordance with the law, and upon filing a certified copy thereof with the Hunterdon County Planning Board.