

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

**Meeting Date:** March 21, 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 Absent; Keith Milne, Present, Doug Walker, Present, Brent Dugan, Present, John Moskway, Absent; William Giordano, Present; Chris Zappa, Absent; Steve Dhein, Present; Mark Desire, Absent.

There were twelve members of the public present including press. Also present were Board Attorney Caldwell, Borough Planner Darlene Green and Planning Board Secretaries Barbara Kinsky and Adam Young.

**4. Motion to switch the 5 minute and 1 minute Public Comments in the agenda whereas the 1 minute public comments will occur first.**

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

Five ayes; motion passes.

Questions and Comments:

Steve Dhein gave an overview regarding the Public comments portion of the meeting.

**5. PUBLIC COMMENTS:**

John Musnuff expressed concerns regarding the Planning Board application for 100 Main Street.

Jim Cardinis expressed concerns regarding the proposed new construction at 100 Main Street.

**6. READING AND APPROVAL OF MINUTES:** June 15<sup>th</sup> 2015, January 11<sup>th</sup>, 2016

Motion to dispense with the reading of prior meeting minutes:

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

Five ayes; motion passes.

Motion to approve the prior June 15<sup>th</sup> 2015, January 11<sup>th</sup>, 2016 meeting minutes:

Motion: Giordano, Second: Walker. Voice vote: all ayes. Walker abstains from January 11, 2016.

Five ayes for June 15<sup>th</sup>, 2016, and one abstention for January 11<sup>th</sup> 2016. Motion passes.

**7. VISITORS:**

**A. Darlene Green, Borough Planner-** Undertake area in need of redevelopment study for 100 West Main Street.

Motion to authorize Maser Consulting to undertake area in need of redevelopment study for 100 Main Street: Motion: Walker, Second: Milne

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

Five ayes, Motion passes.

Questions and Comments: Planning Board members inquired about details of the Resolution and the

Resolution passage process.

**B. Public Hearing for Completeness of PBapp 02-2015, applicant: Jacek Durka, 100(North) Main Street, Block 19, Lot 66.**

Motion to approve PBapp-02-2015 for administrative completeness: Motion: Milne, Second: Walker Don Howell, Absent; Keith Milne, Yes; Doug Walker, Yes; Brent Dugan, Yes; John Moskway, Absent; William Giordano, Yes; Steve Dhein, Yes  
Five ayes, Motion passes.

Questions and comments: Chairman Steve Dhein gave an overview of the approval for Administrative completeness process and how the Public hearing process works. Mr. Dhein also made mention of an error in the Board Engineer's report involving the percentage of affordable housing. Attorney Caldwell gave an explanation of what a D variance entails, and outlined the timeframe of when a Public Hearing needs to occur and detailed the Public hearing process.  
Board of Adjustment member Doug Walker asked if the items that the Board Secretaries needed to check had been verified. The Board Secretaries confirmed that they had all been verified.

**8. PUBLIC COMMENTS:**

John Musnuff had concerns regarding a supposed error in the Hatch Mott report and in the tax map. Gordon Rigby is not in favor of the 100 Main Street project and expressed concerns regarding the size of the project and how it might affect parking.

Joe Breglia voiced concerns about the 100 Main Street project regarding infrastructure, size of the building, fire hydrant, storm sewers and property values of surrounding homes.

William Smith expressed concerns regarding the 100 Main Street project parking.

Harry Ross voiced concerns regarding water main/sewer and the impact of a retaining wall, and ground water impact in reference to the 100 Main Street project.

**8. ADJOURNMENT:** Motion to adjourn: Walker, Second: Giordano Voice vote: All ayes.  
Five ayes, motion passes.

**Next Meeting Date:** Regular meeting – April 18<sup>th</sup> 2016

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

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

Respectfully Submitted,

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Barbara Kinsky  
Planning Board Secretary