

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

**Meeting Date:** June 20, 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, absent; Steve Dhein, present; Mark Desire, present.

## **4. PUBLIC COMMENTS:**

Susan Chessler stated that she will make a comment later on in the meeting.

## **5. READING AND APPROVAL OF MINUTES:** May 16, 2016.

Motion to dispense with the reading of prior meeting minutes:

Motion: Giordano, Second: Moskway Voice vote: Seven ayes

Motion passes.

Motion to approve the May 16, 2016 meeting minutes:

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

Motion passes.

## **6. VISITORS:** Redevelopment Study Area with Condemnation-Darlene Green

Motion to include wording to be consistent with the Borough Council's resolution: Walker;

Second: Giordano

Roll call vote: Don Howell, yes; Keith Milne, yes; Doug Walker, no; Brent Dugan, yes; John Moskway, no; William Giordano, yes; Chris Zappa, absent; Steve Dhein, yes; Mark Desire, yes.

Six ayes, one nay, motion passes.

Motion to accept the report: Giordano; Second: Howell

Roll call vote: Don Howell, yes; Keith Milne, yes; Doug Walker, no; Brent Dugan, yes; John Moskway, no; William Giordano, yes; Chris Zappa, absent; Steve Dhein, yes; Mark Desire, yes.

Six ayes, one nay, motion passes.

Motion to adopt the formal resolution accepting the report: Milne; Second: Howell

Roll call vote: Don Howell, yes; Keith Milne, yes; Brent Dugan, yes;

no; William Giordano, yes; Chris Zappa, absent; Steve Dhein, yes; Mark Desire, yes.

Six ayes, motion passes

Questions and Comments:

Discussion ensued with the Board regarding the condemnation option in the Borough Council's resolution. Darlene Green explained that it is just one of the options available to Council.

The Board also discussed the email received from Viada regarding not receiving then proper notification of this study. Verification of proper notification was reviewed and explained to the Board. Although the

executrix expressed that she was not notified, Attorney Caldwell explained that she is not the property owner on record and therefore does not require notification. Mr. Howell referred to a statement in the letter regarding demolition of the building on said property and expressed concerns on how that would affect the value. A brief discussion ensued reading this issue. Steve Dhein then explained to the Board that it was their task to decide if the study complies with the criteria and if they agree with the findings. Darlene Green then gave a detailed explanation of the study that was done. She outlined for the Board that there are eight criteria and that the property must meet a minimum of one in order to be deemed an area in need of redevelopment. She also stated that the more criteria the better. Darlene went through the report page by page and reviewed the information in the redevelopment study. Mr. Caldwell gave an explanation of the purpose of the study. Mr. Walker and Mr. Moskway stated their concerns with the pollution on the property and the inclusion of the condemnation in the study.

## **7. OLD BUSINESS:**

- A.** Amended Zoning Map and Land Use Ordinance to extend boundaries of R-4 high density residential zone to remove lot block 19, lot, 32.

Motion to table until the July 18, 2016 meeting: Giordano, Second: Walker  
Voice vote: Eight ayes, motion passes.

Questions and Comments:

Mayor Desire explained the purpose of the rezoning. Darlene Green explained what an R-4 zone entailed. She also explained the Highlands impact on the lot in question. Mr. Caldwell expressed concerns regarding spot zoning and said that the area should be consistent with the surrounding areas. Mayor Desire said he wanted to take this back to Council for discussion.

- B.** Resolution PB08-2016 – In RE Final Site Plan Approval of High Bridge Views, Block 29.02, Lot 12, 41 Center Street.

Motion to adopt: Giordano Second:Milne

Don Howell,yes Keith Milne,yes; Doug Walker, yes; Brent Dugan,yes; William Giordano yes, Steve Dhein, yes.

Six ayes, motion passes.

Questions and comments:

Mr. Walker asked if Mr. Modezewski had sent information stating that this application meets the criteria for approval. Planning Board Secretary, Barbara Kinsky stated that he had sent an email stating that this application met the criteria.

## **8. PUBLIC COMMENTS:**

It is the policy of the Planning Board that all public comments on an issue shall be limited to five (5) minute 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.

Susan Chessler stated concerns regarding Block 19, lot 32.

- 9. ADJOURNMENT:** Motion to adjourn: Walker Second: Moskway  
Voice vote: Eight Ayes, Motion passes.

**Next Meeting Date:** Regular meeting – July 18th, 2016

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

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