

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

**Meeting Date:** May 16, 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, absent; William Giordano, present; Chris Zappa, present; Steve Dhein, present; Mark Desire, present.

**4. PUBLIC COMMENTS:** none at this time.

**5. READING AND APPROVAL OF MINUTES:** April 18, 2016.

Motion to dispense with the reading of prior meeting minutes:

Motion: Walker, Second: Giordano

Voice vote: Seven ayes, one abstention.

Motion passes.

Motion to approve the April 18, 2016 meeting minutes:

Motion: Walker, Second: Howell

Voice vote: Five ayes. Two abstentions

**6. WRITTEN COMMUNICATIONS:**

None at this time.

**7. OLD BUSINESS:**

Continuation of Public hearing for Preliminary Approval of PBapp 02-2015, applicant: Andrew Podberezniak and Alexandra Kroc.

100(North) Main Street, Block 19, Lot 66.

Steve Dhein explained to Board that the applicant was not going to be present at this meeting and will not continue the Public Hearing at this time. A discussion with the Board ensued regarding the timeline, extension and possible future issues involved for continuing the Public Hearing for this application at a later date.

Motion for Attorney Caldwell to reach out to the applicant and request a thirty day extension with a

By the end of business on May23, 2016. Walker, Second: Howell

Don Howell, yes; Keith Milne, yes; Doug Walker, yes; Brent Dugan, yes; John

Moskway, absent; William Giordano, yes; Steve Dhein, no.

Five ayes, one nay and one absent. Motion passes.

Motion to require the applicant to re-advertise: Walker, Second; Giordano

Don Howell, yes; Keith Milne, yes; Doug Walker, yes; Brent Dugan, yes; John

Moskway, absent; William Giordano, yes; Steve Dhein, aye.

Six ayes, one absent. Motion passed.

**8. NEW BUSINESS:**

Master Plan consistency review of **Ordinance 2016-19**, Amending Zoning Map and Land Use Ordinance

to Extend Boundaries of R-4 High Density Residential Zone to Include Additional Lots.

Motion to find that the Board recognizes that the Master Plan is silent on the specific rezoning of **Ordinance 2016-19**, but it does advance the goals and intent of the Master Plan. No changes proposed.: Milne

Second: Giordano

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

Eight ayes, one absent. Motion passed.

Comments: Steve Dhein clarified that this ordinance does include the property of 100 Main Street, but does not impact the application because it was made prior to the zoning change therefore the application will go forward under the zoning at the time of the application.

Mr. Walker stated that he thinks this is positive for the residents.

Mr. Dugan had concerns regarding if variances would be affected by this ordinance. The Board replied that variances would be determined under the new zoning. He also feels this would be positive for the residents.

Mr. Howell expressed concerns regarding preexisting businesses being grandfathered. Discussion with the Board ensued regarding this issue.

Mr. Milne asked if COAH or Highlands would be affected by this ordinance. Darlene replied that affordable housing would not be affected, but that she was awaiting a response from Highlands regarding Block 19 lot 32.

Darlene Green distributed tax maps and explained to the Board the areas that would be affected by the proposed zoning changes. She also explained the new boundaries of the proposed Downtown Business zone.

Darlene also explained to the Board that she checked the Land Use Plan Element and the Highlands Master Plan Element and neither document address re-zoning. She went on to explain that technically MLUL this Ordinance is not consistent with the Master Plan. She explained that Master Plans cannot foresee issues. She does feel that even though the Master Plan is silent on this issue it does speak to the intent of what was proposed in the Land Use Plan Element. She stated that the intent of this ordinance advances the goal and objectives of the Master Plan. Darlene says that Council now has to adopt this ordinance by a super majority vote and needs to explain why they are doing it even though it is inconsistent with the Master Plan. Mr. Dhein asked if this means that the Master Plan needs to be adjusted, and Darlene stated this is not the case at all, because the Master Plan recognizes that these unforeseen changes happen and although not specifically in our Master Plan it does advance our goals.

Mr. Dhein had concerns to be addressed by Council regarding Block 19 Lot 32, 3.11 acres with frontage on Cregar Avenue. He questioned if by changing the zoning would this now allow for the development of Homes on this property. Councilman Zappa said that it would, however Darlene explained that there are some Highlands regulations on this property, and the development potential on this property will be limited. Councilman Zappa stated that he believes that Council had specific requests for the divisions of the property in regards to the size of the lots.

Mr. Howell also had a question for Council regarding Block 10 lot 1 and was wondering if making the Zoning change as proposed would that property be able to used as a restaurant? Councilman Zappa and Mr. Dhein replied that they would need a variance.

Mr. Musnuff asked if the resident at lot 67 and goes out of business and wants to sell his property, what if it takes a year to sell, would this seen as abandonment of use? Discussion with the Board ensued and they did not think it would be seen as abandonment.

**9. PUBLIC COMMENTS:** none at this time.

**10. ADJOURNMENT:** Motion to adjourn: Desire; Second: Zappa

Voice vote: Eight ayes

Motion passes.

**Next Meeting Date:** Regular meeting – June 20th , 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*)  
**Possible Adoption** June 9, 2016 - tabled  
**Adoption** June 23, 2016 (*Tentative*)  
**Publication (Title)**

**Ordinance 2016-19 Amended  
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 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

2. 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.

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

4. 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.

5. 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.

IN RE FINAL SITE PLAN APPROVAL OF HIGH BRIDGE VIEWS  
BLOCK 29.02, LOT 12, 41 CENTER STREET

WHEREAS, the applicant was previously granted preliminary major site plan approval with variances to construct a 12,245 +/- square foot, three story apartment building containing eight one-bedroom apartments and four two-bedroom apartments; and

WHEREAS, two rental units are deed restricted for low and moderate income households; and

WHEREAS, the physical improvements have been substantially completed on the site including but not limited to paved and partially curbed access drive and parking area, concrete walk, retaining wall, site lighting, solid waste enclosure, storm water attenuation structure and landscape plantings; and

WHEREAS, the applicant is now seeking final approval; and

WHEREAS, the Board first considered the issue of completeness; and

WHEREAS, the Board Engineer recommended completeness with waivers for a determination of completeness, but not for substantive approval; and

WHEREAS, the Board conditionally determined the application to be complete; and

WHEREAS, the Board then considered final approval; and

WHEREAS, the Board determined that final approval could be granted subject to the applicant complying with the terms and conditions of the April 13, 2016 letter from the Board Engineer and all of the Council on Affordable Housing paperwork being completed before the issuance of any Certificate of Occupancy,

NOW, THEREFORE, BE IT RESOLVED on motion by Milne, seconded by Giordano that the application for conditional final site plan approval be and the same is hereby approved.

PLANNING BOARD/BOARD OF ADJUSTMENT

	Vote on Application		Vote on Resolution
	Aye	Nay	
Mark Desire	absent		
Steven Dhein	x		
Keith Milne	x		
Don Howell	x		
Doug Walker	x		
Brent Dugan	x		
John Moskway		x	
William Giordano	x		
Chris Zappa			

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_ the form of Resolution is adopted.

This is certified to be a true copy of the Resolution adopted on

\_\_\_\_\_

Attest:

\_\_\_\_\_

