

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

Meeting Date: August 15, 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: P = Present, A=Absent

Don Howell, absent; Keith Milne, present; Doug Walker, present; Brent Dugan, present; John Moskway, present; William Giordano, present; Chris Zappa, absent; Steve Dhein, present; Mark Desire, absent. Pablo Delgado was present at this meeting as an alternate. There were ten members of the public present including press. Also present were Attorney William Caldwell, Borough Engineer Joseph Modzelewski, Borough Planner John Madden and Planning Board Secretary, Barbara Kinsky.

4. PUBLIC COMMENTS: none at this time.

5. READING AND APPROVAL OF MINUTES: July 18, 2016.

Motion to dispense with the reading of prior meeting minutes:

Motion: Moskway, Second: Giordano Voice vote: all ayes, motion passes.

Motion to approve the July 18, 2016 meeting minutes:

Motion: Walker, Second: Giordano Voice vote: Six ayes, one abstention, motion passes.

6. VISITORS: none at this time

7. DISCUSSION ITEMS: Vacant Board Alternate #2

Chairman Dhein commented on the need for an additional alternate. He asked that all recommendations be made to Mayor Desire.

8. OLD BUSINESS: Continuation of Public Hearing of PBapp 01-2016, applicant: Robert Fernandes, 20 Main Street, Block: 29.01 Lot: 3.

Motion to reopen public hearing: Giordano; Second; Moskway.

Voice vote: all ayes, motion passes.

Attorney Bisogno reviewed the purpose of the project and described the building. He then introduced Mr. Wayne Ingram to speak about the project. Mr. Chris Nusser is on vacation and not present at this meeting. Mr. Ingram gave his background and stated that he is familiar with the project. Mr. Nusser presented a colorized rendering of the site plan, which was labeled A-2. He outlined all the changes in the site plan. Mr. Ingram reviewed in detail all of the variances, including the D-1 variance. He also described in detail the design waivers.

Questions and comments:

Keith Milne questions the transition to the north in regards to the existence of a wall on a

neighboring property. Mr. Modzelewski responded that he would look into this and verify the condition and adjust the easement if necessary.

Mr. Milne also asked if the distance of the driveways to neighboring driveways was in compliance. Mr. Ingram replied that it did comply.

John Moskway asked if the handicapped unit is accessible. Mr. Ingram explained that it will be constructed so that it is adaptable if the need arises. Mr. Moskway also stated his concerns regarding renting the retail space. He then asked if the COAH units in the other buildings were rented. Mr. Fernandes replied that they have all been rented.

Mr. Dhein asked for details on the size of the proposed retail space and was given the specifics. Mr. Dhein also asked if there was asbestos present in the current building. Mr. Fernandes replied that there was no asbestos present.

Mr. Dugan asked if the lighting in the parking lot complied with the requirements. Mr. Ingram responded that it did comply.

Denise Hickson inquired if there was adequate parking with the inclusion for the extra unit. Mr. Ingram replied that there were enough parking spaces. Mrs. Hickson also asked if there would be a commercial retail unit and was told there would be one on the first floor.

Christina Whited asked if it would be possible to divide the one retail space into two units. Mr. Fernandes replied that it was possible but it was not his choice to do it now.

John Hickson inquired why there were not going to be two COAH units. Mr. Fernandes explained that he believed that COAH units needed to be handicapped adaptable and making an additional handicapped adaptable unit would require if to be on the second floor which would then require an elevator. He said this would make the project cost prohibitive. Mr. Hickson also asked if the placement of the garbage was a fire hazard and the response was that it was not. He also inquired if the dry wells were using hydrostatic pressure, which he was told they were not.

Dennis Murphy asked who's responsibility it is of the developed of the roadway leading into the property? Does the Board or the Borough have responsibility to provide safe access to a property being developed. Joe Modzelewski responded that the Borough can do an off track assessment to see what improvement would be needed on that road compared to other uses and residences on Center Street. Mr. Modzelewski stated that he explained this process in detail in his letter. Mr. Milne asked if this was a function of Council and Mr. Modzelewski responded that the cost would be determined by the Borough Engineer.

Mr. Moskway expressed concerns regarding destruction of the road during the construction. Mr. Fernandes replied that he takes video during construction to show this does not happen.

Mr. Dugan asked if Main Street will be closed during construction. Mr. Fernandes replied that it will not.

Mr. Milne raised additional concerns regarding the wall he saw on the site. He expressed that his issue is that there is no detail about it. He questions the impact of the neighbor's yard on the north side. Mr. Modzelewski said he could go out there and if he saw a problem that it could be stated as a condition for approval if he wasn't satisfied then the applicant would have to go back to the Board with a modified plan. Mr. Ingram responded that if there was an issue it would be the applicant's responsibility to make sure it did not impact the proposed building. A detailed conversation ensued regarding this issue.

Adrienne Shipps thanked the Planning Board for their consideration of projects like these. She also stated that the EDC is a supportive component of revitalization. She feels that this is a step in the direction we need to go for Main Street.

Motion to close public hearing: Walker Second, Giordano.
Voice vote: all ayes, motion passes.

Motion to approve 20 Main Street with the conditions outlined in the Mott/McDonald report, as well as to include the wall that was discussed. If an issue with “the wall” is determined by the Borough Engineer, the applicant must present a modified plan for approval by the Board: Walker,
Second: Giordano

Discussion ensued with the Board regarding separately voting for preliminary and final approval.

Motion to amend the previous motion to approve 20 Main Street to state Preliminary approval: Walker
Second: Giordano

Howell, absent

Milne, yes. Even though he feels the building is large and the parking lot is an issue. He does feel that renovating the lot in this fashion is a positive thing in this town.

Walker, yes. He feels it is an improvement in keeping with the Master plan.

Dugan, yes. He feels he had concerns and they were addressed and feels it is a positive step for the Borough.

Moskway, no. He does not feel it will enhance the Borough and is concerned that there will be new buildings here and old buildings in other places.

Giordano, yes. He does feel it will enhance the Borough and his concerns and questions were answered and feels it will attract new business and is good for redevelopment.

Delgado, Yes. He supports the project and feels it is an addition to improve the downtown area of High Bridge. He feels small steps of improvement signal to others to come into town to invest.

Dhein, yes. There were a few negative items he feels were addressed and had conversations regarding the first floor apartment, but the retail space addressed that. He feels it is positive for the town.

Six ayes, Motion passes.

Motion to approve 20 Main Street for Final Approval condition upon meeting all the conditions set for Preliminary approval, posting of Bond, compliance with all the comments in both the Maser and Mott/McDonald letters, compliance with the Article 7 in the land use Ordinance Book and any items needed for the temporary Certificate of Occupancy.

Giordano, **Second.** Walker.

Comments:

Mr Milne asked Mr. Caldwell about the concerns of doing both Final and preliminary together. Mr. Caldwell replied he was advising against doing both in a single vote.

Mr. Delgado had concerns since this is Mr. Fernandes's third project and why Final approval is extended out. A discussion ensued with the Board regarding past practices with projects. He is in favor of doing both tonight.

Mr. Milne feels our Attorney has advised against voting for Final tonight and our Engineer is amenable to either option.

Howell, absent

Milne, no. He feels he would like to maintain controls we have and maintain the process.

Walker, yes. He feels based on the size of the project he feels adequate controls are in place.

Dugan, yes. He feels there are adequate check and balances in place, and with Fernandes's track record.

Moskway, no. He feels all the issues that were seen as problems were not considered or addressed.

Giordano, yes. He feels as long as the applicant complies with the conditions he is satisfied. He feels the applicant has history in the town and sees no reason not to grant approval.

Delgado, yes. He feels issues were addressed and with the history of the applicant he doesn't want to extend out the vote.

Dhein, yes. He feels that the checks and balances are there and yes is the proper vote.
Five ayes, two nays, motion passes.

9. PUBLIC COMMENTS: None at this time.

10. ADJOURNMENT: Motion to adjourn: Giordano, Second: Delgado Voice vote: all ayes,
Motion passes.

Next Meeting Date: Regular meeting – September 19th, 2016

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

Meeting Time: 7:30 P.M.