

**HIGH BRIDGE PLANNING BOARD/  
BOARD OF ADJUSTMENT**

***PUBLIC MEETING MINUTES***

**February 11, 2013 - 7:30 p.m.**

***CALL TO ORDER and PUBLIC NOTICE:***

Chairman, Steve Dhein, called the meeting to order at 7:35 pm on the above date. "This is a meeting of the Planning Board/ Board of Adjustment for the Borough of High Bridge. Pursuant to the Open Public Meetings Act, notice was published in the Hunterdon County Democrat and the Express Times. The notice of and agenda for this meeting have been posted on the bulletin board in the Borough Hall. The meeting was held at the High Bridge Emergency Squad, 95 West Main Street, High Bridge, NJ. Action may be taken".

***FLAG SALUTE:*** Led by Chairman, Steve Dhein

***ROLL CALL:*** Recorded by Secretary, MaryBeth Griffith

Members present: Councilman Tom Flynn, Keith Milne, Tom Richards, Don Howell, Steve Dhein and Brent Dugan. Malte Pendergast-Fischer arrived at 7:37.

Absent: Mayor Mark Desire, John Moskway and Jon Valenta.

***MOTION TO DISPENSE WITH THE READING OF PRIOR MEETING MINUTES:***

*Reorg. Minutes and Regular Meeting Minutes of January 21, 2013*

Tom Richards motioned and was seconded by Don Howell.

Roll Call Vote: All in favor.

***MOTION TO APPROVE OR CORRECT PRIOR MEETING MINUTES:***

*Reorg. Minutes and Regular Meeting Minutes of January 21, 2013*

Tom Richards motioned and was seconded by Keith Milne.

Roll Call Vote: All in favor.

***PUBLIC COMMENT:*** Adrienne Pavan Shipps, Chair of the Economic Development Committee, presented the Business Solicitation Brochure to the Board. This folder contains a demographics booklet as well as informational sheets which detail the assets of the Borough. The EDC's expectation is that this will help to market and draw investors and businesses to High Bridge.

Dr. Al Schweikert expressed his concern that the Land Use Plan Element is being sent to the State Government with inaccuracies due to the lack of follow up and research on what has previously been done in terms of the redevelopment plan and tax abatement

ordinance. Steve Dhein explained that the Redevelopment Plan was looked at but not formalized and the Tax Abatement Ordinance was not valid for lack of requirements. This needs to be handled by Council with recommendations coming from the Planning Board.

Mike Gronsky had questions regarding the C2 commercial zone and addressing the needs of residences rather than all focus on developing businesses. The private residences are the majority living in this particular zone. Steve Dhein informed Mr. Gronsky these are recommendations of areas to be looked at and the Land Use Plan Element is not a binding document. Any changes in zoning would need to be advertised and be decided on with legal authority by the Borough Council.

Brent Dugan stated that the opening of Carini's Restaurant has created a renewal of existing investors and potential new investors coming into the Borough bringing about more focus on the Planning Board and zoning changes. He would like to see a template, a list of procedures, which allow an easy process to encourage them to be a part of this town. Steve Dhein explained the first step for any new investor is to address the Zoning Officer to see if they are in compliance with the current code. If codes are not met, an applicant would then come before the Planning Board. A decision is only binding after a hearing has been held and the Board has voted.

**WRITTEN COMMUNICATIONS:** CD from Highland's Council of the Borough's Implementation Plan & Schedule which discusses funding will be available for reference at Borough Hall.

Information regarding Mandatory Training Classes and NJPO upcoming events. Next event will be at Voorhees High School on Feb. 23, 2013.

**UNFINISHED BUSINESS:** *Memorializing Resolution #1-2013, The Draft of the Borough's Land Use Plan Element*

Tom Richards motioned and was seconded by Tom Flynn.

Roll Call Vote: Councilman Tom Flynn, aye; Keith Milne, aye; Tom Richards, aye; Don Howell, abstained; Steve Dhein, aye; Malte Pendergast-Fischer, aye; and Brent Dugan, aye.

Motioned carried: 6 ayes and 1 abstention.

**NEW BUSINESS:** Discussion about recommendations to Council regarding the downtown business zone. Steve Dhein asked the Board and the public to consider their thoughts and vision for developing the downtown business area while acknowledging the parking issue, FAR, height requirement and impervious surface. We will present this as a guide and our concept of what we feel is viable for a business in downtown. Please submit your ideas to Board Secretary within the next couple weeks.

**ADJOURNMENT:** Chairman, Steve Dhein asked if there was any further discussion at this time. A motion to adjourn was made by Tom Flynn and seconded by Brent Dugan. All in favor.

The meeting was adjourned at 9:10 pm.

Respectfully submitted,

MaryBeth Griffith, Deputy Municipal Clerk  
Planning Board/Board of Adjustment Secretary  
Borough of High Bridge