

UNAPPROVED

HIGH BRIDGE PLANNING BOARD/BOARD OF ADJUSTMENT

PUBLIC MEETING MINUTES

November 17th, 2014, 7:30PM

Held at High Bridge Rescue Squad Building, 95 West Main St., High Bridge, NJ

CALL TO ORDER and PUBLIC NOTICE

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 issue of January 16, 2014 and the notice of and agenda for this meeting were posted on the bulletin board in the Borough Hall.

FLAG SALUTE: Led by presiding officer.

ROLL CALL:

Present: Tom Richards, Steve Dhein, Don Howell, Keith Milne, Brent Dugan, John Moskway.

Mayor Mark Desire, Tom Flynn, and Malte Pendergast-Fischer were excused.

MOTION TO DISPENSE WITH THE READING OF PRIOR MEETING MINUTES:

August 18th, 2014. Motion was made by Mr. Milne. Seconded by Mr. Howell.

MOTION TO APPROVE PRIOR MEETING MINUTES: August 18, 2014

Motion was made by Mr. Milne to approve the minutes. Seconded by Mr. Howell. Vote by voice. Motion Carried: 6 ayes.

COMMUNICATIONS:

1. Letter – Re: Hunterdon County Wastewater Management Plan Chapters for Califon Borough and High Bridge Borough
2. 2014-16 document with Darlene Green's responses
3. The NJ Planner newsletter

RESOLUTION:

None at this time.

PUBLIC COMMENTS:

None at this time.

OLD BUSINESS:

Ordinance 2014-16, section 302, the sign portion and Darlene Green's responses to past Planning Board changes were discussed between the Planning Board and two members of the audience, Christina Whited, and Adrienne Shipp.

Discussion ensued about the definition of the word "comparable" as it pertains to replacing an old sign.

Further discussion of each of Darlene's responses ensued and it was decided that each of the changes should be voted on to accept Darlene's changes or the Planning Board's changes.

The document referenced is an excerpt from 2014-16, section 302, with Darlene Green's responses to previous changes requested by the Planning Board.

Don Howell motions to adopt changes to wording in section 302.E, as follows: "Furthermore any new or replacement signs on non-residential properties containing more than one use or business establishment with the exception of a duplicate replacement sign required due to age, condition, or damage shall be subject to site plan review by the Borough." Brent Dugan seconds the motion.

Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, aye; Brent Dugan, aye; John Moskway, aye; 6 ayes, motion carries

John Moskway motions to adopt previous changes of a sentence's location, "when multiple storefronts occur within the same building, their signs shall be compatible in style, dimension and mounting height" being the sentence in question, made by the Planning Board from section 302.F to section 302.F.1.a.7. Don Howell seconds the motion.

Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, aye; Brent Dugan, aye; John Moskway, aye; 6 ayes, motion carries

Keith Milne motions to add definitions for wall sign, hanging sign, and monument sign as specified by the Planning Board and in DG3 (Darlene Green's response) after 302.F.1.a.7. John Moskway seconds.

Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, aye; Brent Dugan, aye; John Moskway, aye; 6 ayes, motion carries

Don Howell motions to adopt DG4 (Darlene Green's response), in section 302.F.1.b.4, with the following amended text: "the lower edge of a hanging sign shall be at least eight (8) feet above the ground when hung above a sidewalk". Tom Richards seconds.

Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, aye; Brent Dugan, aye; John Moskway, aye; 6 ayes, motion carries

Don Howell motions to adopt the Planning Board's recommendation to remove item 302.F.1.b.7 which reads "There shall be a minimum of thirty (30) feet separation between hanging signs". Keith Milne seconds.

Tom Richards, no; Steve Dhein, no; Don Howell, aye; Keith Milne, no; Brent Dugan, aye; John Moskway, no; 2 ayes, motion does not carry

Tom Richards motions to keep 302.F.4 as Darlene proposes in her DG5 comment. Keith Milne seconds.

Tom Richards, aye; Steve Dhein, aye; Don Howell, no; Keith Milne, aye; Brent Dugan, aye; John Moskway, aye; 5 ayes, motion carries

Brent Dugan motions to keep the change proposed by the Planning Board to remove 302.F.4.b's sentence "Examples shown below." Keith Milne seconds.

Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, aye; Brent Dugan, aye; John Moskway, aye; 6 ayes, motion carries

Brent Dugan motions that in section 302.F.4.d, to adopt the changes proposed by the Planning Board, specifically to add "for all windows larger than six (6) square feet" at the end of the sentence. Don Howell seconds.

Tom Richards, no; Steve Dhein, aye; Don Howell, aye; Keith Milne, no; Brent Dugan, aye; John Moskway, no; 3 ayes, motion does not carry

Brent Dugan motions that in section 302.F.4.d, to adopt the changes proposed by the Planning Board, specifically to add "for all windows larger than six (6) square feet" at the end of the sentence. Don Howell seconds.

Tom Richards, no; Steve Dhein, aye; Don Howell, aye; Keith Milne, no; Brent Dugan, aye; John Moskway, no; 3 ayes, motion does not carry

Keith Milne motions to adopt the changes proposed by the Planning Board, in section 302.F.4.f, to add the word “Permanent” before the rest of the text. Tom Richards seconds.

Tom Richards, aye; Steve Dhein, aye; Don Howell, aye; Keith Milne, aye; Brent Dugan, aye; John Moskway, aye; 6 ayes, motion carries

Keith Milne motions to, in section 302.G.2.g, accept the proposed Planning Board change to delete “with plants that extend” portion of the item. Brent Dugan seconds.

Tom Richards, aye; Steve Dhein, no; Don Howell, aye; Keith Milne, aye; Brent Dugan, aye; John Moskway, no; 4 ayes, motion carries

Brent Dugan motioned to accept the above changes to Ordinance 2014-16, section 302, as amended by the Planning Board. John Moskway seconded.

Tom Richards, aye; Steve Dhein, no; Don Howell, aye; Keith Milne, aye; Brent Dugan, aye; John Moskway, no; 6 ayes, motion carries

NEW BUSINESS/COMPLETENESS:

None at this time.

ADJOURNMENT:

Motion to adjourn was made by Tom Richards and seconded by John Moskway with all members in concurrence. The meeting was adjourned at 9:58 PM.

Deputy Clerk Adam Young, Planning Board Secretary

NEXT PLANNING BOARD MEETING: Meeting December 15th, 2014 at 7:30PM at High Bridge Rescue Squad, 95 West Main St., High Bridge, NJ 08829