

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

**Meeting Date:** November 13, 2017

**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, 2016 and the notice of and agenda for this meeting were posted on the bulletin board in the Borough Hall.

**2. FLAG SALUTE:** Led by presiding officer.

**3. ROLL CALL:**

Don Howell, present; Keith Milne, present; Doug Walker, absent; Brent Dugan, absent; John Moskway, absent; William Giordano, present; Chris Zappa, present; Steve Dhein, present; Mark Desire, absent. Alternate Mark Darmstadt was present and joined the Board as a member for this meeting. Also present were six members of the public and Board Secretary Barbara Kinsky.

**4. READING AND APPROVAL OF MINUTES:** September 18, 2017

Motion to dispense with the reading of prior meeting minutes:

Motion: Howell Second: Giordano Voice vote: six ayes, Dugan abstained

Motion to approve the m September 18, 2017 meeting minutes:

Motion: Howell, Second: Giordano Voice vote: six ayes, Dugan abstained

**5. PUBLIC COMMENTS:**

It is the policy of the Borough Council that all public comments on an issue shall be limited to one (5) minutes per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to the Board. **NONE**

**6. NEW BUSINESS:**

**A.** Status update of the Historic Preservation Plan: Brief description of the progress of the sub committee given by Chris Zappa. Chris Zappa gave an over view of this plan and explained the benefits to the Borough of High Bridge. Mr. Zappa also explained that this plan needs to be approved by the Highlands Council and will then come before the Board to be voted on to become a part of High Bridge Borough's master Plan.

**B.** Inform Board members of date change for December meeting: Change date from December 11<sup>th</sup>, 2017 to December 18th, 2017. Planning Board Secretary will advertise new date.

**C. RESOLUTION PB06-2017:** Adopt 2018 Meeting Schedule Planning Board/Board of Adjustment

Motion to adopt: **RESOLUTION PB06-2017**

Motion: Zappa, Second: Howell

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

**D.** Completeness Review for PBapp-02, Dennis Avenue, Owner: Grace Flores.

Motion to approve PBapp-02 for Completeness

Mr. Barry Rosenberg, attorney for the applicant and Mr. Robert Zederbaum, the engineer for the applicant gave

an overview of the application. Mr. Rosenberg went over the waivers requested. Mr. Dhein suggested to the applicant that they confer with our Board engineer regarding any items about which they have concerns. The Board Secretary stated that all administrative items needed by the municipal office were received. The report from Board engineer, Joseph Modzelewski stated that he did not object to approving completeness at this time. The Board asked the applicant if they were applying for any variances. Mr. Rosenberg stated that there were no variances needed and that the application met all of the stated conditions for the conditional use. The Board will ask the Borough planner to look over the application and send a report.

Motion to approve PBapp-02 for Completeness.

Motion: Zappa; Second: Giordano

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

#### **7. DISCUSSION ITEMS:**

Timeline for the Redevelopment Plan for 100 West Main Street.

Steve Dhein went over the timeline and explained the purpose of upcoming meetings. He also asked that the December meeting with Council be advertised as a joint meeting.

#### **8. PUBLIC COMMENTS:**

It is the policy of the Planning Board that all public comments on an issue shall be limited to (1) 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.

Tom Wescoe if there was a plan for 100 West Main Street. Chris Zappa responded that there is not a plan at this time but there is a committee working on it. This is funded by the Highlands and therefore all the costs of the Planner are funded through the Highlands.

Brent Dugan expressed concerns regarding legal ramifications if developmental restrictions were put in place. Discussion regarding builder's remedy ensued with the Board.

**8. ADJOURNMENT:** Motion to adjourn: Dugan; Second: Zappa Voice vote: all ayes.

**Next Meeting Date:** December 18<sup>th</sup>, 2017

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

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

**RESOLUTION**  
**BOROUGH OF HIGH BRIDGE**  
**COUNTY OF HUNTERDON**  
**STATE OF NEW JERSEY**  
**IN RE BOROUGH OF HIGH BRIDGE HISTORIC PRESERVATION**  
**MASTER PLAN ELEMENT**

**PB07-2017**

**ADOPTED: December 18, 2017**

IN RE BOROUGH OF HIGH BRIDGE HISTORIC PRESERVATION  
MASTER PLAN ELEMENT ADOPTED DECEMBER 18, 2017

WHEREAS, the Borough of High Bridge, County of Hunterdon, State of New Jersey is a municipal corporation operating pursuant to statute as a Borough; and

WHEREAS, the Borough pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et.seq. has created by ordinance a Land Use Board; and

WHEREAS, the Land Use Board is charged with the responsibility of preparing a Master Plan for the Borough pursuant to N.J.S.A. 40:55D-28; and

WHEREAS, the Master Plan is comprised of various elements which from time to time may be added to or amended in order to assure that the Master Plan remains a viable part of the Borough's land use policies and procedures; and

WHEREAS, the Borough commissioned Maser Consulting. P.A. and HMR Architects, P.A. to undertake a study of the Historic Preservation needs and goals of the Borough; and

WHEREAS, Maser and HMR have prepared a HISTORIC PRESERVATION MASTER PLAN ELEMENT dated 27 November 2017; and

WHEREAS, in order for the HISTORIC PRESEVATION MASTER PLAN ELEMENT to become incorporated into and an effective portion of the MASTER PLAN a public hearing needs to be conducted; and

WHEREAS, proper public notice of a hearing was given in accordance with law; and  
WHEREAS, the Land Use Board conducted a public hearing on December 18, 2017; and  
WHEREAS, the Board's professional consultants, members of the public and other interested parties were afforded the opportunity to testify regarding the adoption of the HISTORIC PRESERVATION MASTER PLAN ELEMENT; and

WHEREAS, The Land Use Board finds as a matter of fact and law that the HISTORIC PRESERVATION MASTER PLAN ELEMENT meets the requirements of N.J.S.A. 40:55D-1 et.seq as well as meeting the needs of the residents of the Borough of High Bridge; and

WHEREAS, the adoption thereof is in the best interests of the residents of the Borough of High Bridge in helping to balance further development with the preservation of historic structures, locations and vistas;

NOW THEREFORE BE IT RESOLVED on this 18<sup>th</sup> day of December 18, 2017 on motion of \_\_\_\_\_, seconded by \_\_\_\_\_ the HISTORIC PRESERVATION MASTER PLAN ELEMENT be and the same is hereby adopted and approved by the Land Use Board for all lawful purposes based on the vote of those members in attendance as set forth herein.

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

\_\_\_\_\_  
Steve Dhein, Planning Board Chair

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Barbara Kinsky, Board Secretary