

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

Meeting Date: May 15, 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 presiding officer.

3. ROLL CALL:

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

Planning Board Secretary, Barbara Kinsky and Board alternate, Mike Darmstadt were present, but there were no members of the public or press present at this meeting.

4. READING AND APPROVAL OF MINUTES: March 20, 2017

Motion to dispense with the reading of prior meeting minutes:

Motion: Giordano, Second: Howell

Voice vote: Six ayes, motion passes

Motion to approve the March 20, 2017 meeting minutes:

Motion: Giordano, Second: Milne

Voice vote: Six ayes, motion passes

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. OLD BUSINESS:

Board to resume discussion for a possible zoning change in the MUC (West Main Street, Mixed Use Corridor) to allow for some conditional residential use.

Mayor Desire gave an overview of the current zoning in place in the MUC. He also explained that Council had discussed some possible changes in zoning for the MUC. Some of the main items discussed were allowing non owner occupied second floor residents, maximum number of units allowed and parking requirements. . The Board discussed several scenarios for the MUC properties two ideas were a strip mall, inn Bed and Breakfast, Pub, or hotel. Discussion also ensued regarding getting DEP approval for the Old Exact level and Tool property. The Board also discussed the old Peking Wok property and how it is now ready for development. The Board also discussed having commercial businesses on the ground floor of buildings in the MUC with apartments on the second floor and not just constructing apartment buildings without commercial businesses in this zone. Discussion among the Board also ensued regarding setback lines on properties in the MUC and these being in line with other buildings on adjacent lots and parking for these buildings. The Board wanted a frame of reference for the yard setback of the Old Peking Wok building and collectively stepped outside to view the adjoining property and its current conditions. This lot is one of the lots in the MUC zone. No discussion occurred outside the building, all discussion was when members returned to their seats. The Board discussed their observations of the property, regarding flood zone, closeness to the street with regards to line of sight to the street, and that the building setback is in line with the building on the adjacent lot. The Board also discussed the issues with spot

zoning.

Mayor Desire will report back the opinions of the Board to Council, and wants more information and the status of the Area of Redevelopment for Exact Level and Tool, in order to find out more about the ability to spot zone this property. Mark will ask Council to look at the zoning for the MUC. He will report to the Council that the Planning Board agrees that it is good idea to look at the zoning for this zone. Planning Board agrees it is to time to get the Old Peking Wok ready for new development.

7. 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. NONE

8 . ADJOURNMENT: Motion to adjourn: Howell Second: Dugan
Voice vote: All Ayes, motion passes.

Next Meeting Date: June, 19th, 2017

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

Meeting Time: 7:30 P.M.