

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

Meeting Date: September 18, 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: Due to the fact that there was no flag present, Chairman Dhein dispensed with the flag salute, no disrespect intended.

3. ROLL CALL:

Don Howell, present; Keith Milne, present; Doug Walker, present; Brent Dugan, absent; John Moskway, present; William Giordano, present; Chris Zappa, present; Steve Dhein, present; Mark Desire, absent. Also present were four members of the public and Board Secretary Barbara Kinsky.

4. READING AND APPROVAL OF MINUTES: May 15, 2017

Motion to dispense with the reading of prior meeting minutes:

Motion: Howell Second: Moskway Voice vote: six ayes, Walker abstained

Motion to approve the May 15, 2017 meeting minutes:

Motion: Giordano, Second: Howell Voice vote: five ayes, Walker and Zappa 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. Informal Review (30 minutes) Requester: Brodie Flynn, 57 Beavers St.

Topic: discussion regarding a possible variance for a storage garage on his property.

Mr. Flynn described his proposed project to build a garage on his property. He explained how he had purchased a lot adjacent to his property and merged these lots. Mr. Flynn handed out a packet that included a survey of his property, photographs of the property from several different angles, a deed showing ownership of both merged lots, as well as images of the proposed structure. Mr. Flynn explained to the Board that he had spoken with the zoning officer regarding the maximum square footage permitted for a garage permitted according to existing zoning ordinances. His proposed structure exceeds this square footage. The Board discussed size of structure, impervious coverage and movement of current shed. They also gave feedback regarding the need for a tree removal permit. The Board also discussed the possible need for a retaining wall. The board also addressed whether Mr. Flynn has spoken to any neighbors thus far and explained that he will need to get a 200' list to notify homeowners in the area if he proceeds with a formal application. The Board also recommended that Mr. Flynn consult an attorney. The Board also discussed the appearance of the structure. Mr. Flynn stated he would landscape around the structure as well. Chairman Dhein explained that a vote would not be taken at this time as this was an informal review.

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: Walker Second: Moskway Voice vote: all ayes.

Next Meeting Date: October 16th, 2017

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

Meeting Time: 7:30 P.M.