

UNAPPROVED
BOROUGH OF HIGH BRIDGE – COUNCIL MEETING MINUTES

Date: February 22, 2018 – 7:30 p.m. – Location: 7 Maryland Ave., High Bridge, NJ 08829

Please note: This meeting may contain discussion of items not mentioned on the agenda and, alternatively, any items specifically listed may be omitted.

CALL TO ORDER: BY MAYOR

FLAG SALUTE: LED BY MAYOR

COUNCIL ROLL CALL:

Councilman Columbus	present	Councilman LoIacono	present	Mayor Desire	present
Councilwoman Ferry	present	Councilman Strange	present		
Councilwoman Hughes	present	Councilman Zappa	present		

Councilwoman Lynn Hughes enters at 7:40 p.m. Also present were Administrator Michael Pappas, Attorney Barry Goodman, Acting Clerk Adam Young, and fourteen members of the public and press.

READING AND APPROVAL OF MINUTES: MINUTES – FEBRUARY 8, 2018

Mayor asks if any corrections or for a motion to dispense with the reading of the prior meeting minutes.

Motion to dispense with the reading of the February 8, 2018 minutes:

Motion: Zappa ; Second: LoIacono ;

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, absent ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 absent

Motion to approve the February 8, 2018 minutes: LoIacono ; Second: Columbus ;

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, absent ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 absent

OATHS/APPOINTMENTS:

A. Appointment of David Goessling to the Cultural and Heritage Committee – Term expiring 12/31/2020.

Motion to approve **Resolution 085-2018**, appointment of David Goessling to the Cultural and Heritage Committee.

Motion: Zappa ; Second: Strange ;

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, absent ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 absent

B. Appointment of Tom Wescoe to the Cultural and Heritage Committee – Term expiring 12/31/2020.

Motion to approve **Resolution 086-2018**, appointment of Tom Wescoe to the Cultural and Heritage Committee.

Motion: Zappa ; Second: Strange ;

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, absent ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 absent

PUBLIC COMMENTS: 5 MINUTES PER PERSON

Carman Cook: Stated his involvement with community recreation programs, is glad Cregar Road has been getting repaired, commented positively on the half paved parking lot for the golf course, asked that the rest of the lot be paved, and asked that club house upgrades be considered for the benefit of the course. Mayor Desire commented on how glad they were to be able to get the lot paved at no expense to the taxpayers.

Nancy Hunt: Welcomed the two new members for Cultural and Heritage.

Cynthia Sharkey: Addressed Council as a resident and stated her support for the Zoning Ordinance prohibiting dispensaries, stated her belief that the town is too small for that kind of business, and that the schools would need to deal with many tandem issues, policy creation, etc.

Lisa Desire: Spoke as a resident and parent supporting the Zoning Ordinance prohibiting dispensaries, thanked Council for being proactive on the issue, and stated that she would be upset if a shop would be put on Main St. as it is so close to the schools and town events.

Brenda Krushinski: Spoke in support for the Zoning Ordinance prohibiting dispensaries in High Bridge, cited Nancy Reagan's accomplishments with the "Just Say No" program, and spoke on the use of marijuana as a gateway drug.

PUBLIC HEARINGS:

A. **Ordinance 2018-005:** Amendment to Article II, Water Service, Section 407-16
Motion to open the public hearing for **Ordinance 2018-005:** LoIacono ; Second: Columbus ;
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 6 yes

Motion to close the public hearing for **Ordinance 2018-005:** LoIacono ; Second: Strange ;
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 6 yes

Motion to adopt **Ordinance 2018-005:** Strange ; Second, Zappa ;
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 6 yes

DISCUSSION ITEMS:

- A.** Water utility - Administrator Pappas spoke about progress with starting the utility assessment report, spoke about the Solitude Village water tank pump failures, and replacement of the pump. Council discussed the submission of the proposal for Hillcrest Lane.
- B.** Status of Solitude House bid proposals - Council discussed the bid proposal for the use of the Annex at the Solitude House as it pertains to the taxing of the property, how the laws pertaining to alcohol may be handled, approving a resolution to move forward, discussed the status of the Solitude Garage bid
- C.** Police Department firing range lease - Discussed the firing range lease proposed and the need for more availability for the Police Department. An update will be given at next meeting.
- D.** Report on affordable housing settlement hearing - Attorney Barry Goodman updated Council on the list of items required to be addressed by the Borough as part of the settlement, the payment of \$3000 to cover their legal costs, that there is no threat of a lawsuit as long as the terms are followed, and that High Bridge is quite prepared on this issue compared to other municipalities in the State. Administrator Michael Pappas distributed a timeline to Council on this issue.
- E.** Solitude Village pump – Covered in water utility discussion item A.
- F.** Planning Board / Board of Adjustment educational certifications - Administrator Pappas updated Council on the introduction of Ordinance 2018-009 relating to members taking additional courses beyond what is required by the State.
- G.** Landlord registration - Administrator Pappas spoke on the terms of the Resolution proposed, one of the individuals seeking relief from landlord registration late fees, the use of a check date, a post mark date, and the intent to remove the 8% fee calculation as well as to introduce an Ordinance later to amend the code.

Resolution 087-2018 - Landlord Registration post marked date and interest charge amendment:

Motion, LoIacono ; Second, Hughes ;
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 6 yes

- H.** Sale of Old Borough Hall – 71 Main St. - Council discussed the background of the sale of Old Borough prior to the sale of Old Borough Hall, the lot lines as they exist now, and the consideration to having an easement in place prior to the sale.

INTRODUCTION OF ORDINANCES:

A. Ordinance 2018-008: Ordinance to rezone R4 to BD

Motion to introduce **Ordinance 2018-008:** Strange ; Second: LoIacono ;
 Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
 Motion passes: 6 yes

The presiding officer states that the **Ordinance 2018-008** shall be published in whole or summary in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of March 22, 2018.

B. Ordinance 2018-009: Amend code to vacate Subsection K from Article 6, Section 601,

Motion to introduce **Ordinance 2018-009:** No motion ; Second: No second ;
 No motion made

COUNCIL COMMITTEE ASSIGNMENTS: 2018 GOALS

Mayor, member, or official	Department
Councilman Zappa	Engineering, Department of Public Works Reported on road projects, Mill Street improvements, curbs, streets and sidewalks, a request for repair for the bridge on Cregar Road as Council feels the repairs are beyond maintenance criteria by the Borough, plowing of snow, potholes being patched, Solitude Village pump repairs, well 8 pump repaired under warranty. Councilman LoIacono thanked DPW for their plowing during the last snow.
Councilwoman Hughes	Environmental, Solid Waste / Recycling, Public Health & Open Space Reported on the Streetscape project status, the divide between the Police Department and Borough Hall, creation of walking / biking lane along 513, make Commons parking more accessible, Commuter Lot parking worked on, updating the website with environmental information, maintenance of parks and gardens, Wildlife Habitat certification, organize volunteer weeding, identify areas in need for trees in the Borough, storm water management public awareness, Green Team meetings, Sustainable Jersey certification, Caught Being Green awards, assist with sustainable school actions, Solid Waste and Recycling contract
Councilman LoIacono	Education, Finance, Emergency Services Will sit down with the CFO about the budget soon, commented about the financing options for road projects, will be attending the Board of Education meeting, reported on the new traffic flow pattern which appears to be working, Police Department stats were read, Fire Department report will be next meeting, reported on the sewage backup issue.
Councilman Strange	Economic Development Committee, Recreation Summer Recreation program will be picking up, expecting field usage requests to begin, ready to work with Special Events on cross-committee projects, Economic Development cross-committee items are being worked on with Mr. Delgado as it pertains to grant writing, the production of a map for showing High Bridge.
Councilwoman Ferry	Cultural and Heritage, Golf Reported on the expansion of Cultural and Heritage members, collaborating with Nancy Hunt on the structure of the membership, met Jay Palmer at the golf course
Councilman Columbus	Events Raising money with sponsors, such as Costco, to have in-kind gifts at more High Bridge events, securing components for coming events, a pending meeting with Custom Alloy representatives about High Bridge events,
Michael Pappas	Administrator Spoke on a sewer backup at a residence, visited the home, stated that some misinformation was put on social media, and that the Police Officer that responded quickly and accurately to the call, and that the issue was reported to the Department of Works. A TORT claim has been filed and the process is continuing. Spoke about keeping the physical newsletter going to residents for now.
Mayor Mark Desire	Executive Services The Mayor met with the owner of the old Peking Wok location, spoke about feedback on 100 West Main St., attended the OEM meeting, reported on the last meeting with Mayor Janice Kovach, having the CFOs from both towns sit down and meet, awarded

	the Martin Luther King service award for assisting college interns in Borough Hall, attended the High Bridge student art show.
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CONSENT AGENDA:

Resolution 097-2018 – Add Resolution to consent agenda for the award of contract for Union Forge Spirits contingent upon both parties agreeing to the terms of the lease:

Motion, Hughes ; Second, Strange;

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, no ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 no

RESOLUTION #	TITLE
Resolution 088 – 2018	Award of Contract – Premier Disposal for solid waste
Resolution 089 – 2018	Escrow refund - Rubin
Resolution 090 – 2018	Lien redemption
Resolution 091 – 2018	Sustainable grant - \$2000
Resolution 092 – 2018	Sustainable grant - \$20000 - \$10000
Resolution 093 – 2018	Traffic control signage
Resolution 094 – 2018	Water and sewer utility connection request – Block 24, Lot 22
Resolution 095 – 2018	Increase temp budget
Resolution 097 – 2018	Award of contract – Union Forge Spirits

Motion to approve the consent agenda items as amended: Strange ; Second: Zappa ;

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes except for Resolution 097- 2018 which is a vote for no ; Strange, yes ; Zappa, yes ;

Motion passes. Resolution 088-2018 to 095-2018: 6 yes

Motion passes. Resolution 097-2018: 5 yes, 1 no

WRITTEN COMMUNICATIONS:

- A.** End of month Tax and Finance reports
- B.** Landlord registration letter
- C.** Utility connection capacity letter from Borough Engineer
- D.** Proposed access easement

PUBLIC COMMENTS: 3 MINUTES PER PERSON

Coleen Conroy attended on behalf of the middle school students on the issue that the American flag is stuck in a tree and asked for some assistance in retrieving the flag, some assistance with getting a speed bump repaired at the Elementary School, some grant opportunities with the Green Team and the Green Assembly for Earth Day, and that the new traffic pattern is working.

Pablo Delgado spoke on behalf of Economic Development Committee requests assistance on the process of installing way-finding signs, a total of seven signs, logistics for posting the signs, asked that the over-all land use on Main St. be reviewed for keeping opportunities open, and thanked Steve for picking up the map project.

Council discussed how uses for 100 West Main are being considered.

LEGAL ISSUES: NONE

BILL LIST:

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$1,011,150.76**

Motion to approve bill list: LoIacono ; Second: Hughes ;

Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 6 yes

Councilman LoIacono asked for clarification of some items on the bill list.

EXECUTIVE SESSION: LEGAL ADVICE FOR TOWN OF CLINTON ARBITRATION

Resolution 096-2018 - Motion to move into executive session: LoIacono ; Second, Zappa ;
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 6 yes
Action may now be taken.

Motion to move into open session: LoIacono ; Second: Columbus ;
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 6 yes

ADJOURNMENT: PRESIDING OFFICER ASKS IF THERE IS ANY FURTHER BUSINESS.

Motion to adjourn: LoIacono ; Second: Strange ;
Roll call vote: Columbus, yes ; Ferry, yes ; Hughes, yes ; LoIacono, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 6 yes

Next regular meeting: March 8, 2018 – 7:30 pm – 7 Maryland Ave., High Bridge, NJ

Introduction: 02/08/2018
Publication: 02/15/2018
Adoption:
Publication:

ORDINANCE 2018-006

BOND ORDINANCE PROVIDING FOR VARIOUS ROAD IMPROVEMENTS IN AND BY THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$602,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$387,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING THE COST THEREOF.

BE IT ORDAINED BY THE BOROUGH COMMON COUNCIL OF THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of High Bridge, in the County of Hunterdon, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3, there is hereby appropriated the sum of \$602,000, including a \$180,000 grant expected to be received from the State of New Jersey Department of Transportation (the "State Grant"). Although no down payment is required pursuant to N.J.S.A. 40A:2-11(c) as the improvement or purpose referred to in Section 3(a) is being partially funded by a state grant, a \$35,000 down payment is being made from the Capital Improvement Fund of the Borough.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the above referenced State Grant and the down payment, negotiable bonds are

hereby authorized to be issued in the principal amount of \$387,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is for various road improvements to Hillcrest Lane, Mill Street and Washington Avenue, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with

the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. Any grant monies received for the purposes described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or if other than the State Grant referred to in Section 1 to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$387,000, and the issuance of the obligations authorized herein is permitted by the exception to the debt limitation authorized by N.J.S.A. 40A:2-7(d).

(d) An aggregate amount not exceeding \$100,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) This bond ordinance authorizes obligations of the Borough solely for a purpose described in N.J.S.A. 40A:2-7(d). This purpose is in the public interest and is for the health, welfare, convenience or betterment of the inhabitants of the Borough. The amounts to be expended for this purpose pursuant to this bond ordinance are not unreasonable or exorbitant, and the issuance of the obligations authorized by this bond ordinance will not materially impair the credit of the Borough or substantially reduce its ability to pay punctually the principal of and the interest on its debts and to supply other essential public improvements and services. The Local Finance Board in the Division of Local Government Services of the Department of Community Affairs of the State of New Jersey has heretofore made a determination to this effect and has caused its consent to be endorsed upon a certified copy of this bond ordinance as passed upon first reading.

Section 8. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 9. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 10. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduction 02/08/2018
Publication (summary) 02/15/2018
Planning Board
Adoption
Publication (Title)

**Ordinance 2018-007
BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 145, LAND USE
AND DEVELOPMENT, OF THE CODE OF THE BOROUGH OF HIGH BRIDGE
TO AMEND PROHIBITED USES**

WHEREAS, the Borough of High Bridge, in the County of Hunterdon and State of New Jersey (the “Borough”) has a comprehensive Master Plan and Land Use and Development Ordinance implementing the Master Plan; and

WHEREAS, the Borough has determined that certain businesses selling electronic vapor products, medical and recreational marijuana and related paraphernalia require special concern for security, and location; and

WHEREAS, the Borough desires to ensure that such facilities are not allowed within ¼ mile of a school, church, or playground, or in the Downtown Business, Commercial, Mixed-Use Corridor, Research/Office/Manufacturing, or any residential zone; and

WHEREAS, there is no area of the Borough which can safely house a business selling medical and recreational marijuana and/or the paraphernalia that facilitates the use of such marijuana.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of High Bridge in the County of Hunterdon and State of New Jersey as follows:

SECTION 1

Chapter 145, Article I, Section 104, Definitions and Word Usage, is hereby amended and supplemented by the inclusion of new or replacement definitions to read as follows:

ALTERNATIVE TREATMENT CENTER means any commercial establishment engaged in the cultivation and/or distribution of medical marijuana, including cannabis derived oils, tinctures, and lotions; and related paraphernalia.

ELECTRONIC SMOKING DEVICE means an electronic device that can be used to deliver nicotine or other substances to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar, cigarillo, or pipe.

HEAD SHOP means a retail business that sells any type of syringe, needle, eye dropper, spoon, pipe, testing kit, rolling paper or other paraphernalia or appliances designed for or ordinarily used in smoking, testing, weighing, measuring, injecting, cooking or sniffing marijuana, cocaine, opium, hashish or other controlled dangerous substances as defined by N.J.S.A. 24:21-1 et seq.

LIQUID NICOTINE means any solution containing nicotine which is designed or sold for use with an electronic smoking device.

LIQUID NICOTINE CONTAINER means a bottle or other container of liquid, wax, gel, or other substance containing nicotine, where the liquid or other contained substance is sold, marketed or intended for use in a vapor product but does not include containers prefilled and sealed by the manufacturer and not intended to be opened by the consumer.

VAPOR PRODUCT means any non-combustible product containing nicotine that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, to produce vapor from nicotine in a solution or any form, including any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device, and any vapor cartridge or other container of nicotine in a solution or other form intended to be used with, or in, any such device.

SECTION 2

Chapter 145 of the Borough Code, at Section 301(D) entitled “Prohibited Uses” is hereby amended as follows:

D. Prohibited Uses. Any use not specifically designated as a permitted use is prohibited in any zone in the Borough. Without limiting the types of uses that are prohibited, the following specific uses are prohibited in any zone in the Borough:

1. Businesses selling, testing, growing, cultivating or manufacturing medical marijuana or recreational marijuana;
2. Businesses selling, testing, manufacturing or servicing paraphernalia that facilitates the use of medical or recreational marijuana;
3. Businesses selling, testing, manufacturing or servicing electronic smoking devices, liquid nicotine, liquid nicotine containers or vapor products;
4. Alternative treatment centers, and
5. Head shops.

SECTION 3

All ordinances or parts thereof, which are inconsistent with the provisions of his Ordinance, are hereby repealed to the extent of their inconsistencies.

SECTION 4

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held unconstitutional or invalid by any Court, such decision shall not affect the validity of this Ordinance or any remaining part of this Ordinance other than the part held unconstitutional or invalid.

SECTION 5

This Ordinance shall be subject to review and recommendation by the Borough Planning Board in accordance with N.J.S.A. 40:55D-26.

SECTION 6

The Hunterdon County Planning Board shall be provided notice of this proposed ordinance in accordance with N.J.S.A. 40:27-6.10.

SECTION 7

This Ordinance shall take effect immediately upon its final passage and publication as required by law and filing with the Hunterdon County Planning Board.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced at a meeting of the Borough Council of High Bridge Borough, in the County of Hunterdon, New Jersey, held on February 8, 2018 and will be further considered for final passage after a public hearing thereon at a regular meeting of said Borough Council to be held in the Borough Hall, in said Borough on March 8, 2018, at 7:30 p.m., at which time and place any person desiring to be heard will be given an opportunity to be so heard.

Introduction
Publication (summary)
Adoption
Publication (Title)

Ordinance 2018-010
BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY

Authorizing Access Easement on Borough Hall Property – 71 Main Street

WHEREAS, the Borough of High Bridge is the record owner of the property at 71 Main Street, Block 19.02, Lot 81, the former location of Borough Hall; and

WHEREAS, N.J.S.A. 40A:12-4 authorizes a municipality to enter into easement agreements for public purposes; and

WHEREAS, the Borough believes it is a proper exercise of its power to confirm and maintain a pedestrian access easement on its property at 71 Main Street, Block 19.02, Lot 81 for the public purpose of providing pedestrian access between Van Syckle Street and the Commons park bordering the Borough's property; and

WHEREAS, the Borough seeks to authorize such easement

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of High Bridge:

1. The Mayor of the Borough of High Bridge and other necessary Borough officials are hereby authorized to provide an easement on the property owned by the Borough at 71 Main Street, Block 19.02, Lot 81 in accordance with N.J.S.A. 40A:12-1 et seq. to confirm that the public will retain a right of pedestrian access on the property, and to take all reasonable, necessary and lawful steps to effectuate the easement, including execution of the appropriate easement documents. The easement will provide that the public will have unrestricted pedestrian access from the Commons park to the sidewalk on Van Syckle Street, and the owner of the property shall be responsible for maintenance of the easement area.
2. In the event that any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.
3. All ordinances or parts of ordinances deemed to be inconsistent with his ordinance are hereby repealed.
4. This ordinance shall become effectively immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

Mark Desire, Mayor

ATTEST:

Adam Young, Acting Municipal Clerk

Introduction:
Publication:
Adoption:
Publication:

ORDINANCE 2018-011

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

CALENDAR YEAR 2018

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK - (N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to .5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of High Bridge in the County of Hunterdon finds it advisable and necessary to increase its CY 2018 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the High Bridge Borough Council hereby determines that a 3.5 % increase in the budget for said year, amounting to \$38,799.64 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the High Bridge Borough Council hereby determines that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of High Bridge, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2018 budget year, the final appropriations of the Borough of High Bridge shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$135,798.75 and that the CY 2018 municipal budget for the Borough of High Bridge be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Introduction:
Publication:
Adoption:
Publication:

ORDINANCE 2018-012

AN ORDINANCE OF THE BOROUGH OF HIGH BRIDGE, COUNTY OF HUNTERDON,
STATE OF NEW JERSEY, ADOPTING THE 100 WEST MAIN STREET
REDEVELOPMENT PLAN, DATED FEBRUARY 2018, PREPARED BY MASER
CONSULTING P.A.

WHEREAS, the Borough of High Bridge Borough Planner has prepared the 100 West Main Street Redevelopment Plan, dated February 2018, a copy of which is attached hereto and incorporated herein as if set forth at length, be formally adopted; and

WHEREAS, the Mayor and Council of the Borough of High Bridge reviewed the recommendations of the Borough Planner and determines it is in the best interests of the Borough to adopt the 100 West Main Street Redevelopment Plan, dated February 2018; and

WHEREAS, the Planning Board reviewed the report on February 26, 2018 and offered no comments or changes; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council that the 100 West Main Street Redevelopment Plan, dated February 2018, be adopted.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies.

SECTION 3. If any article, section, subsection, paragraph, phrase, or sentence is for any reasons held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed separable.

SECTION 4. This Ordinance shall take effect upon final public as provided by law.

SECTION 5. The Borough Clerk is hereby directed to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Hunterdon County Planning Board as required by N.J.S.A. 40:55d-16, the Borough Tax Assessor, and Commissioner of the Department of Community Affairs, Sheila Oliver.

Introduction:
Publication:
Adoption:
Publication:

ORDINANCE 2018-013

BOND ORDINANCE PROVIDING FOR THE PREPARATION OF A WATER UTILITY ASSET MANAGEMENT STUDY IN AND BY THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$70,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$70,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING THE COST THEREOF.

BE IT ORDAINED BY THE BOROUGH COMMON COUNCIL OF THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of High Bridge, in the County of Hunterdon, New Jersey (the "Borough"). For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$70,000. No down payment is required as the purpose authorized herein is deemed self-liquidating and the obligations authorized herein are deductible from the gross debt of the Borough, as more fully explained in Section 6(e) of this ordinance.

Section 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$70,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes

are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is for the preparation of a water utility asset management study to consider improvements to the water utility in connection with an application to the State of New Jersey Environmental Infrastructure Bank, including all related costs and expenditures incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this

ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a self-liquidating purpose of a municipal public utility. No part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$70,000, but that the net debt of the

Borough determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$70,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) This bond ordinance authorizes obligations of the Borough solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for a purpose that is deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from gross debt pursuant to N.J.S.A. 40A:2-44(c).

Section 7. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to

comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 9. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 10. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduction
Publication (summary)
Adoption *(Tentative)*
Publication (Title)

Ordinance 2018-014

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

ORDINANCE APPROPRIATING \$50,000 FROM WATER CAPITAL IMPROVEMENT FUND FOR REPLACEMENT OF ELECTRICAL EQUIPMENT AT THE SOLITUDE PUMP HOUSE, IN AND BY THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, NEW JERSEY.

BE IT ORDAINED BY THE BOROUGH COMMON COUNCIL OF THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, NEW JERSEY AS FOLLOWS:

Section 1. \$50,000 is hereby appropriated from the Water Capital Improvement Fund for the replacement of electrical equipment at the Solitude Pump House, including all work and materials necessary therefore and incidental thereto in and by the Borough of High Bridge, in the County of Hunterdon, New Jersey (the "Borough").

Section 2. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 3. An emergency resolution appropriating \$50,000 will be provided for awarding any contracts applicable to this Ordinance until funding shall become available through adoption.

Section 4. This ordinance shall effect as provided by the law.

**Borough of High Bridge
County of Hunterdon
State of New Jersey**

RESOLUTION: 098-2018

ADOPTED: pending

Lien Redemptions

WHEREAS, the High Bridge Tax Collector has received funds from a property owner(s) or other party of interest for redemption of a Tax Sale Lien(s), and

WHEREAS, lien holders are entitled to payment for redemption of the Tax Lien(s) upon receipt of funds by the Tax Collector, and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of High Bridge in the County of Hunterdon and State of New Jersey that the High Bridge Tax Collector is hereby authorized to redeem said lien(s) and return applicable premiums in the following amount(s):

<u>TAX LIEN CERT NO.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LIEN HOLDER</u>	<u>AMOUNT</u>
#2016-008	31.17	4	US Bank BV002	\$25,284.63
Premium	31.17	4	US Bank BV002	\$17,100.00

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

REFUND OF OVERPAYMENT ON LANDLORD REGISTRATION

RESOLUTION 099-2018

ADOPTED:

WHEREAS, the Borough Council adopted Ordinance #2016-26 on November 10, 2016 for the enforcement of late fees on Landlord Registration, and

WHEREAS, the list below is landlords who have overpaid for the 2018 registration.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of High Bridge in the County of Hunterdon and State of New Jersey hereby refunds the landlords on the attached list, totaling \$250.00.

	Owner's Name	Date Paid	Amount Paid	Amount Due	Refund Amount
	Lesli Godown, 14 Colonial Court	02/08/18	350.00	300.00	50.00
	Louis Battaglia, 21 Colonial Court	02/13/18	350.00	300.00	50.00
	Robert Foley, 11 Overlook Drive	02/21/18	350.00	300.00	50.00
	Bryan Winters, 26-28 Mill Street	02/27/18	700.00	600.00	100.00
				Feb 1-28, 2018	\$250.00

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

APPROVAL OF APPLICATION FOR OPEN SPACE FUNDS

RESOLUTION 100-2018

ADOPTED:

WHEREAS, The Hunterdon County Board of Chosen Freeholders has approved an Open Space Trust Fund and established a Municipal Grants Program to provide Program Funds in connection with municipal acquisition of lands for recreation, conservation and general open space purposes, farmland preservation, preparation of plan elements of a municipal Master Plan and/or restoration of county-owned historic facilities.

The Governing Body of Borough of High Bridge desires to obtain Open Space Trust Funds in the amount of \$10,782.15 to fund the following project(s):

Lake Solitude Financing.

Now Therefore the Governing Body resolves that:

1. Bonnie Ann Fleming is authorized to: (a) make an application to the County of Hunterdon for Open Space Trust Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Grants Program and (c) act as the principal contact person and correspondent of the above named municipality.
2. If the County of Hunterdon determines that the application is complete and in conformance with the Hunterdon County Open Space, Farmland and Historic Preservation Trust Fund Plan and the Policies and Procedures Manual for the Municipal Grants Program adopted thereto, the municipality is willing to use the approved Open Space Trust Funds in accordance with such adopted policies and procedures, and applicable state and local government rules, regulations and statutes thereto.
3. The Honorable Mayor Mark Desire is hereby authorized to sign and execute any required documents and agreements with the County of Hunterdon for the approved Open Space Trust Funds.

MUNICIPAL GRANTS PROGRAM APPLICATION

Applicant Information

1. Name of Municipality: High Bridge Borough

Mailing Address: 97 West Main St., High Bridge, NJ 08829

Telephone No.: 638-6455

Telefacsimile No.: 638-4703

Email address: bfleming@highbridge.org

Chief Executive Officer: Mayor Mark Desire.

Principle contact person for this application: Bonnie Ann Fleming CFO/CTC

2. Has the municipality approved and implemented, and currently collecting revenue from an annual open space tax levy, pursuant to P.L. 1997, c. 24? [] Yes [**X**] No.

If yes, has a Recreation Plan, Conservation Plan or Farmland Preservation Plan or sub-element of the municipal Master Plan been prepared? [] Yes [] No

Indicate Name and date of Plan: _____

Project Information

3. Type of Project Application

[] Acquisition of land for public *Recreation and Conservation Purposes*

[] Acquisition of land for *Farmland Preservation Purposes*

[x] Payment of *new* debt service or indebtedness incurred for eligible land acquisition

[] *Plan* element - indicate type: _____

[] Restoration of *County-owned historic facilities* - specify facility: _____

4. County Open Space Trust Funds requested: \$10,782.15

5. Refer to annual Open Space Trust Fund allocation(s), separately provided

Please indicate other funding sources for the project application in question

Include all program sources and amount of funds:

[x] other state funds: NJEIT / Green Acres

[] other county funds: _____

[] another municipality/municipalities: _____

[] federal funds: _____

[] private: _____

[] other: _____

6. Project Title: Lake Solitude Acquisition

7. Complete the following for Land Acquisition Projects

Property location and description:

□ Municipal location: River Road/Nassau Road

Block 4.07	Block 7	Block 40	Block 40
Lot 1	Lot 1	Lot 2	Lot 11.01
Acres	Acres	Acres	Acres

□ Total area (in acres): 128

□ Has this acquisition been completed? Yes No
 If yes, indicate date of acquisition: June 26, 2008
Refer to page 12, Section II. 4.A.I.a) for payment conditions

If no, indicate anticipated date of closing: _____
Refer to page 13, Section II, 4A.I.b) for payment conditions

□ Do you intend to apply County Open Space Trust Funds toward the purchase of development rights through the SADC and/or CADB farmland preservation program?
 Yes No If yes, indicate program and review status: _____
Refer to page 10, Section II, 2.C.I. for submission requirement

□ Do you intend to apply County Open Space Trust Funds toward the purchase of land through the Green Acres Program? Yes No If yes, has the project received funding approval? Yes No If yes, indicate the assigned Project #: 1014-03-075

□ Please use the space below to describe the project’s site characteristics; existing and/or intended use; any public access limitations or restrictions; and method of acquisition, i.e. fee simple or lesser interests such as a perpetual easement or permanent deed restriction.
Attach easement or restriction – if applicable

The Lake Solitude parcel consists of a man-made lake, earthen dam and two existing dwellings. The property was acquired by taking in 2001. Appeals filed with the court have led to a settlement between the concerned parties. The property remains as open space. Remediation of the dam was completed in November 2012.

Complete the Following for Restoration of County-owned historic facilities

Facility location and description:

Municipal location: _____

Block	Block	Block	Block
Lot	Lot	Lot	Lot
Acres	Acres	Acres	Acres

Description of facility

Is the *County-owned historic facility* listed in Table 5 of the Hunterdon County Open Space, Farmland and Historic Preservation Trust Fund Plan? Refer to Section V, Exhibit C. Yes No

If no, does the facility in question meet the criteria for listing on the national or state register of historic places? Use the space below or use additional pages as needed & attach relevant documentation.

Please describe the proposed restoration/rehabilitation undertaking below. Use the space below or use additional pages as needed. Refer to page 8, Section II, 1.C.III.

CERTIFICATION

I, Mayor Mark Desire, hereby certify that the information provided within this Municipal Grants Program application is accurate and complete.

Signature: _____ Attest: _____
Mark Desire, Mayor Date : _____

✓ CHECKLIST OF ATTACHMENTS

- Completed application form
- Enabling resolution of the municipal Governing Body - see Attachment M-1
- Legible street map with site location clearly indicated (acquisition only)
- Copy of existing/current deed, including restrictions or encumbrances and utility easements, if any (acquisition only)
- Current owner(s) of record, including name and address (acquisition only)
- Existing/current land survey map, if available (acquisition only)
- Site location and explanation of any known environmental “areas of concern” (acquisition only)
- Copy of the Accepted Appraisal and summary review or certification by a governmental review agency, if available (acquisition only)
- Updated Open Space Inventory identifying all *Preserved Lands* in the municipality -see Attachment M-2*
- Draft plan element of the municipal Master Plan, if available (plan projects only)
- Letter of support from the local historic preservation commission or committee (restoration of *County-owned historic facilities* only)
- Loan Repayment Refer to Section II. 1.,2, & 4 for other required submissions, as applicable

* Each municipality has been provided a regional Open Space map and a current Open Space Inventory (“OSI”) compiled by the County Planning Board identifying all *Preserved Lands*. The current inventory should be reviewed, updated and re-submitted to the County Open Space Trust Fund Program – whether or not it is part of a Municipal Grants Program application request. The OSI will be periodically updated and retransmitted for review.

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

APPROPRIATION RESERVE TRANSFERS

RESOLUTION: 101-2018

ADOPTED:

WHEREAS, N.J.S.A. 40A: 4-59 provides that during the first three months of any fiscal year, when the amount of any appropriation reserve for the immediately preceding fiscal year is insufficient to pay the claims authorized or incurred during said preceding year which were chargeable to said appropriation, and there shall be an excess in any appropriation reserves over and above the amount deemed to be necessary to fulfill its purpose, the municipality may transfer from accounts in which there are excess amounts of appropriations to an appropriation reserve deemed insufficient ; and

WHEREAS, no transfers shall be made from appropriations for contingent expenses or deferred charges;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Borough of High Bridge in the County of Hunterdon and State of New Jersey that the Chief Financial Officer is hereby authorized to make the following line-item transfers in the Appropriation Reserve Budget:

Current Fund

<u>Account</u>	<u>Transfer Amount From:</u>	<u>Transfer Amount To:</u>
Advertising	\$ 1,500.00	
Engineering O/E		\$ 1,500.00
Tax Assessment S&W	\$ 200.00	
Tax Assessment O/E		\$ 200.00
Current Fund Totals	\$ 1,700.00	\$ 1,700.00

Water Utility

<u>Account</u>	<u>Transfer Amount From:</u>	<u>Transfer Amount To:</u>
Water-S&W	\$ 2,000.00	
Water – O/E		\$ 2,000.00
Water Utility Fund Totals	\$ 2,000.00	\$ 2,000.00

Sewer Utility

<u>Account</u>	<u>Transfer Amount From:</u>	<u>Transfer Amount To:</u>
Sewer-S&W	\$ 1,590.00	
Sewer-O/E		\$ 1,590.00
Sewer Utility Fund Totals	\$ 1,590.00	\$ 1,590.00

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

Raritan Valley Line Mayors Task Force examination of proposal

RESOLUTION: 104-2018

ADOPTED:

WHEREAS, all peak hour Raritan Valley Line trains currently terminate at Newark Penn Station and riders destined for midtown Manhattan and Penn Station New York must transfer trains and transfer platforms; and

WHEREAS, the Raritan Valley Line is one of NJ TRANSIT's major rail lines with more than 23,000 weekday passenger boardings; and

WHEREAS, significant Transit-Oriented Development in towns on the Raritan Valley Line have contributed to increasing ridership; and

WHEREAS, a Regional Plan Association study estimated that one seat ride service would lead to a 35 minute reduction in commuting time on the Raritan Valley Line by eliminating the need for transfer in Newark Penn Station; and

WHEREAS, studies come across the country and in New Jersey have demonstrated that proximity to high quality transit is associated with increased property values by \$3000; and

WHEREAS, the Raritan Valley Rail Coalition and Mayors Task Force for a One Seat Ride have proposed options for one seat service during peak times to NJ TRANSIT; and

NOW, THEREFORE BE IT RESOLVED, that the governing body of High Bridge in Hunterdon County calls upon Commissioner of Transportation and NJ TRANSIT to undertake the task of examining the Proposal from the Raritan Valley Rail Coalition and the Mayors Task Force for a One Seat Ride; and

AND, BE IT FURTHER RESOLVED that NJ TRANSIT, with NJ Legislators of the 21st, 22nd and 23rd Districts, support funding necessary to implement One Seat service on the Raritan Valley Line.

Prepared by:

Steven Firkser, Esq.

RESERVATION OF ACCESS EASEMENT

THIS DECLARATION OF RESERVATION OF ACCESS EASEMENT (“Easement”) is made and entered into this ___ day of March, 2018 by THE BOROUGH OF HIGH BRIDGE, a municipal corporation of the State of New Jersey, with offices at 97 West Main Street, in the Borough of High Bridge, County of Hunterdon and State of New Jersey (hereinafter referred to as the “Grantor”).

RECITALS

A. Grantor is the owner of certain real property situated in the Borough of High Bridge known and designated as Lot 81 in Block 19.02 on the Borough’s Tax Map, commonly known as 71 Main Street and the former location of the Borough Hall (the “Property”).

B. Grantor wishes to confirm and secure the rights of the public to use a portion of the Property to provide pedestrian access between Van Syckle Street and the Commons park.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the Grantor hereby covenants and agrees as follows:

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated by reference as if set forth in full in the body of this instrument.

2. Reservation of Easement. Grantor hereby reserves and provides a non-exclusive, perpetual easement on the Property to provide access on, over, across and through the Easement

Area defined hereinafter, to enable the public to have unrestricted pedestrian access to enter upon and pass over the Easement Area from the Commons park to the sidewalk on Van Syckle Street.

3. Location of Easement. The easement shall be located as shown and/or described on Exhibit A attached hereto and made a part hereof and denominated as “Easement Area”. The Easement Area can be relocated on the Property so long as there remains an unrestricted pedestrian walkway between the Commons park to the sidewalk on Van Syckle Street.

4. Maintenance of Easement Area. The owner of the Property during the period of its ownership of the Property, at its sole cost and expense, shall keep and maintain the Easement Area in good and safe condition and repair, and shall be responsible for the installation, maintenance, repair, and replacement of a pedestrian walkway in the Easement Area.

5. Term of Easement. The term of this Easement shall be perpetual.

6. Headings. The Headings used in this instrument are for convenience and reference only and are not a part of this instrument and do not in any way control, define, limit, or add to the terms, covenants, conditions and provisions hereof.

7. Governing Law. This instrument shall be construed, interpreted and governed by the laws of the State of New Jersey.

8. Binding Effect. This Easement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns, and the rights and benefits herein granted shall run with the land.

IN WITNESS WHEREOF, the Grantor hereto has caused this instrument to be duly executed, under seal, the day and year first above written.

ATTEST:

BOROUGH OF HIGH BRIDGE

By: _____
Mark Desire, Mayor

ACKNOWLEDGMENTS

STATE OF NEW JERSEY)
) ss.
COUNTY OF HUNTERDON)

I CERTIFY that on March _____, 2018, Mark Desire personally appeared before me and that he/she acknowledged under oath, to my satisfaction, that he/she:

- A. signed the attached instrument as Mayor of the Borough of High Bridge, County of Hunterdon, and State of New Jersey named in this instrument; and
- B. is authorized to execute the attached instrument on behalf of the Borough of High Bridge; and
- C. executed the attached instrument as the act of the Borough of High Bridge.

Notary Public of New Jersey

100 West Main Street Redevelopment Plan

For Block 24, Lot 16

Borough of High Bridge
Hunterdon County, New Jersey



February 2018

100 WEST MAIN STREET REDEVELOPMENT PLAN

Known as Block 24, Lot 16

BOROUGH OF HIGH BRIDGE

Hunterdon County, New Jersey

Recommended by the Planning Board: _____, 2018

Adopted by the Mayor and Council: _____, 2018

Prepared by:

Darlene A. Green, AICP, PP
License #6114



MC Project No. HIB-033

This project has been funded by the New Jersey Highlands Council.

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DRAFT

I. INTRODUCTION

On March 17, 2016 the Mayor and Council adopted Resolution 103-2016, requesting the Planning Board to undertake a preliminary investigation to determine if the property known as Block 24, Lot 16, with a street address of 100 West Main Street, would qualify as an Area in Need of Redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law (hereafter "LRHL"), N.J.S.A. 40A:12A-1 et seq. On March 21, 2016, the Planning Board authorized Maser Consulting to undertake the preliminary investigation of the property to determine if it qualifies as an "Area in Need of Redevelopment".

The Planning Board received a report, dated May 25, 2016, from Maser Consulting, which indicated that the four buildings on the site are in poor condition, unsafe, obsolete and uninhabitable. The report provided detailed findings, which recommended that the site be qualified under four of the criteria.

Based on Maser Consulting's report, the Planning Board found that the site met Criteria A, B, D and H and therefore constituted an Area in Need of Redevelopment. Subsequently, on June 23, 2017 the Mayor and Council adopted Resolution 166-2016, which designated the property as an Area in Need of Redevelopment.

Simultaneously, the Borough applied to the New Jersey Highlands Council for a grant to prepare a Redevelopment Plan for 100 West Main Street. On June 6, 2017 the Highlands advised the Borough it would provide grant funds for the preparation of a Redevelopment Plan.



Photo 1: Dilapidated structures on the site.

This Redevelopment Plan is essentially a master plan with "teeth" – a planning document that merges the vision of a master plan with the authority of a zoning ordinance. The required components of a Redevelopment Plan are described in the following section.

REQUIRED PLAN COMPONENTS

This document has been prepared in accordance with Section 40A:12A-7a of the LRHL, which requires redevelopment plans to include an outline for the planning, development, redevelopment or rehabilitation of the designated parcels. Specifically, the following components are required:

1. The Redevelopment Plan's relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements. (See Chapter IV.)

2. Proposed land uses and building requirements in the project area. (See Chapter VI.)
3. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market. (See Chapter VI.)
4. An identification of any property within the area, which is proposed to be acquired in accordance with the redevelopment plan. (See Chapter VI.)
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L. 1985, c.398 (C.52:18A-196 et al.). (See Chapter V.)
6. An inventory for all housing units affordable to low and moderate income households that are to be removed as a result of implementation of the redevelopment plan. Additionally, a plan for the replacement of any affordable housing to be removed from the Redevelopment Area. (See Chapter VI.)
7. Description of the plan relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law (hereafter "MLUL"). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the study area. (See Chapter IV.)

8. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan. (See Chapter IV.)

II. REDEVELOPMENT AREA

This Redevelopment Plan has been prepared for Block 24, Lot 16. This parcel is situated at 100 West Main Street between Arch Street to the north and Dennis Avenue to the south. The property is 4.275 acres in size and contains a total of four buildings.



Photo 2: View of the site and its buildings.

The property was used as a tool production plant for 50 years and was known as "Exact Level and Tool Manufacturing". The company closed in the mid-1980s and has since been subject to code violations issued by the Construction Code Official, Board of Health, Fire Marshall and others. The property is currently in disrepair with a partially collapsed roof and ongoing neglect over the past 30 years.

The property is located within the MUC – Mixed Use Corridor Zone, which was created in 2014. The following principal uses are permitted within the MUC Zone:

- Retail stores
- Personal service establishments
- Business/professional offices
- Financial services
- Medical and health services
- Health clubs/fitness facilities
- Child-care centers
- Restaurants and taverns
- Municipal parks, playgrounds and buildings
- Mixed-use structures with two or more permitted uses
- Live-work units

Additionally, the following uses are permitted conditional uses in the MUC Zone:

- Automobile repair, service, gas stations
- Financial services with drive-thru facilities
- Public utilities
- Wireless telecommunications equipment
- Clubs, lodges and fraternal organizations

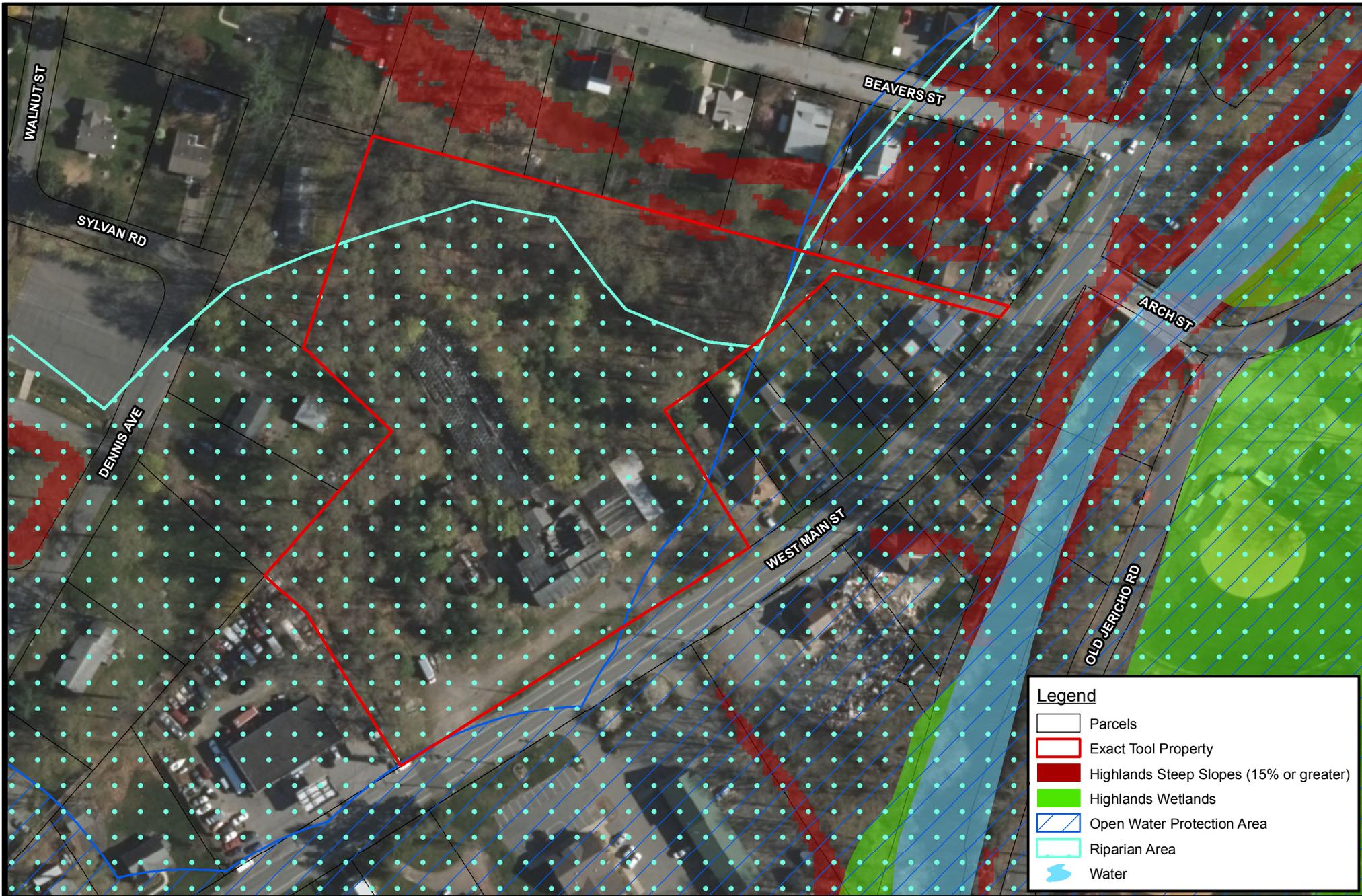
The bulk standards for the MUC Zone are as follows:

- Minimum Lot Area – 15,000 square feet
- Minimum Lot Frontage – 65 feet
- Minimum Front Yard Setback – 10 feet
- Maximum Front Yard Setback – 40 feet
- Minimum Side Yard Setback – 10 feet
- Minimum Rear Yard Setback – 30 feet
- Maximum Height – 35 feet/3 stories
- Maximum Lot Coverage – 70%

As the Borough has opted into the Highlands Planning Area, the site is also located in the Highlands Existing Community Zone. This overlay zone and the associated Highlands Land Use Ordinances would only be applicable if a future application could not achieve an exemption or exclusion from the Highlands Land Use Ordinances. These regulations do not impact bulk standards but do limit certain types of land uses that are considered minor and major contaminants.

The property is surrounded by a mix of non-residential and residential land uses. East of the property are single-family residential dwellings along the west side of West Main Street. On the east side of West Main Street is a commercial property, which is partially demolished due to a fire and is now vacant. To the south across West Main Street is the Borough of High Bridge municipal complex, which includes the Borough Hall, Borough Police Department and Emergency Squad. To the southwest of the property is a gasoline service station and automobile repair shop. The Redevelopment Area is adjacent to single-family residential properties to the west, northwest, north and northeast.

The site is served by both public water and sewer. According to the Highlands Council, the property does not contain any stream, wetland, Forest Resource Area, Critical Habitat Resource Area or Prime Groundwater Recharge Area. The majority of the site is within the Highlands designated riparian area. Less than 10% of the site is considered an Open Water Protection Area according to the Highlands mapping. See map on page 4.



Legend

- Parcels
- Exact Tool Property
- Highlands Steep Slopes (15% or greater)
- Highlands Wetlands
- Open Water Protection Area
- Riparian Area
- Water



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**100 WEST MAIN STREET:
 HIGHLANDS RESOURCES**

BOROUGH OF HIGH BRIDGE
 HUNTERDON COUNTY, NEW JERSEY




0 62.5 125
 Feet

Scale: 1 inch = 125 feet

Date: January 2018

MC Project No: HIB-033

III. PLAN GOALS

This chapter provides the goals of the Redevelopment Plan, which are as follows:

1. To improve the aesthetic appearance of the Redevelopment Area, which contains dilapidated structures, debris and graffiti.
2. To provide new commercial opportunities to enhance this section of West Main Street.
3. To create an opportunity for mixed use development.
4. To provide a location for multi-family housing, including affordable housing.

IV. RELATIONSHIP TO LOCAL OBJECTIVES

Redevelopment Plans are required to demonstrate any significant relationship “to pertinent municipal development regulations as defined in the Municipal Land Use Law,” and consistency “with the municipal master plan.” The following sections discuss the most recent planning documents in High Bridge and review the proposed Redevelopment Plan against the site’s current zoning.

MASTER PLAN REEXAMINATION REPORT (2011)

The Borough of High Bridge’s Master Plan was most recently reexamined in 2011. The current Borough of High Bridge Master Plan was adopted on September 1985, and previously reexamined in 1991, 1995 and 2004. Because of the significant

passage of time since original adoption, we will refer only to the 2011 Reexamination for the purpose of this Plan, relying on it to be the most current and accurate document.

This Reexamination report, as well as the 1995 and the 2004 Reexamination reports, expresses concerns regarding the Route 513 corridor in the area of Exact Level. At that time, this area was zoned Commercial, however there appeared to be no incentive to develop. Subsequently thereto, in 2014 these parcels were rezoned MUC, which is the current zoning.

The 2011 Reexamination report, and the 2004 Reexamination report by reference, specifically recommends that “the Exact Level and Tool property, identified on the Borough’s tax maps as Block 24, Lot 16, be studied to determine if it meets the criteria established by the LRHL.”

SUSTAINABLE ECONOMIC DEVELOPMENT PLAN (2011)

This document, completed in 2011, examines the Borough’s economic status and looks at efforts and activities to improve High Bridge’s economic health. Goals, strategies and actions that this Redevelopment Plan assists in accomplishing or advancing include the identification of the Exact Tool property as a potential redevelopment site, and “[w]orking with the Highlands Council and Exact Level & Tool’s owner to move the property through the cleanup and redevelopment process.”

LAND USE PLAN ELEMENT (2013)

This Land Use Plan Element updates a 1985 document, incorporating current concerns and conditions into the land use vision for the municipality, including the adoption of the Highlands Act and High Bridge’s formal conformance therewith in 2010.

As with the 2011 Master Plan Reexamination report, the 2013 Land Use Element again recommends studying the Exact Level and Tool property, Block 24, Lot 16, as a potential Area in Need of Redevelopment. The Element goes on to say that “[t]he property is contaminated and according to the New Jersey Department of Environmental Protection’s website, remediation began in August of 1986.” But, that upon completion of remediation, the redevelopment of the site should take place.

The Element reiterates that position along with recommended zoning changes, saying, “The Borough should study the Exact Level & Tool property, Block 24, Lot 16, to determine if it meets the criteria to be an area in need of redevelopment, once the extent of environmental contamination has been determined.”

ZONING ORDINANCE

The Redevelopment Area lies within the MUC (Mixed Use Corridor) zoning district, which was created in 2014. Prior to that the area was zoned C (Commercial). The permitted uses for the MUC zone are found in Chapter 145, Article 4, Section 406.1 of the municipal code and are listed on page 3 of this Plan, along with the bulk standards for the MUC Zone. This document has utilized the bulk standards found in the MUC and Downtown Business (DB) Zone as a springboard in crafting the land use regulations for this Redevelopment Plan.

PLAN RELATIONSHIP TO ZONING

This Redevelopment Plan supersedes the underlying zoning for the parcel described in this document. The vision for the lot is to demolish the existing buildings and construct new, visually-attractive buildings that form a gateway entrance to the Borough as well as the downtown area.

CONCLUSION

The 100 West Main Street Redevelopment Plan as proposed is substantially consistent with High Bridge’s 2011 Master Plan Reexamination Report, 2011 Sustainable Economic Development Plan, 2013 Land Use Plan Element and Zoning Ordinance. This document advances the recommendations provided in the various master plan documents for the former Exact Tool site and places the Borough one step closer to realizing the redevelopment of the site.

V. RELATIONSHIP TO OTHER PLANS

This chapter of the report describes the relationship to the master plans of adjacent communities and Hunterdon County as well as the report’s relationship to the State Development and Redevelopment Plan.

PLANS OF ADJACENT COMMUNITIES

High Bridge is located in Hunterdon County and is surrounded by the Townships of Lebanon and Clinton. The Redevelopment Area does not border any of the adjacent communities.

Because the parcel is not immediately adjacent to other municipalities, the Redevelopment Plan’s adoption will not impact other communities or their Master Plans.

COUNTY DOCUMENTS

The following County documents support redevelopment and would be advanced by this Redevelopment Plan.

HUNTERDON COUNTY GROWTH MANAGEMENT PLAN (2007)

Serving as the County Master Plan, the Hunterdon County Growth Management Plan is largely a document for the preservation of environmental resources and open space in a mostly rural county. However, the document does acknowledge the use of redevelopment as an important revitalization tool for municipalities.

HUNTERDON COUNTY COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (2014)

In 2014, the Hunterdon County Comprehensive Economic Development Strategy plan was adopted. The plan stated that “[r]evitalization of downtown communities combined with ample repurposing and redevelopment will meet the growing demand for compact, walkable communities,” and acknowledging the opportunity to “[f]ill vacant industrial, retail, and office space.” While not a downtown, this parcel is in walking distance to the train station and downtown district.

The Plan also lists as a goal, “Promote flexible zoning and other incentives to facilitate conversion/redevelopment of vacant buildings for new or mixed uses.” The redevelopment of 100 West Main Street would advance this goal.

STATE DOCUMENTS

HIGHLANDS REGIONAL MASTER PLAN (2008)

The Highlands Region includes 88 municipalities, including High Bridge. The Regional Master Plan seeks to evaluate how best to

protect the natural and cultural resources of the Highlands Region while striving to accommodate a sustainable economy.

Nothing within this document specifically addresses the redevelopment of the Exact Level site. However, the overall Plan does stress smart growth principles and encourages redevelopment. Goal 6H is to promote development and redevelopment in or adjacent to existing developed lands. Policy 6H4 is to promote compatible growth opportunities that include infill development, adaptive reuse, redevelopment and brownfields redevelopment in existing developed areas. Policy 6H5 is to promote land uses which create a sense of place with attractive, walkable neighborhoods that support community connectivity of development lands and community facilities.

The redevelopment of Lot 16 would advance the above goals and policies of the Highlands Council.

NEW JERSEY STATE PLAN

The State Strategic Plan is the revision to the 2001 State Development and Redevelopment Plan. The document sets forth a vision for the future of New Jersey along with strategies to achieve that vision. The State Strategic Plan was intended to be adopted by the State Planning Commission in November 2012 but was postponed due to Super Storm Sandy. The Commission is revising the document to incorporate disaster planning goals considering Super Storm Sandy.

The draft final State Strategic Plan has four overarching goals along with ten “Garden State Values”. This Redevelopment Plan has the ability to advance six of the ten values:

- **Concentrate Development and Mix Uses** – promote mixed-use development that is compact, offers shopping

and services within convenient walking distance of home and jobs

- **Prioritize Redevelopment and Existing Infrastructure** – prioritize the reuse and remediation of existing sites and structures
- **Increase Job and Business Opportunities** – provide opportunities for investment near housing, infrastructure and transportation
- **Create High-Quality, Livable Places** – create places to live, work and recreate; provide pedestrian-friendly streetscapes and enhance community design and character
- **Provide Transportation Choice and Efficient Mobility of Goods** – maintain transportation options
- **Diversify Housing Opportunities** – support the construction of housing that meets the needs of households of all sizes and income levels, located near transit and where services are available

VI. REDEVELOPMENT PLAN

This chapter of the 100 West Main Street Redevelopment Plan provides the general provisions, including review process, as well as land use and design requirements for the redevelopment of the site.

GENERAL PROVISIONS

RELOCATION

No temporary or permanent relocation of residents is contemplated, as there are no residential (market-rate or affordable) units on the parcel. Therefore, no relocation

assistance is necessitated by the 100 West Main Street Redevelopment Plan.

PROPERTIES TO BE ACQUIRED

In designating the Redevelopment Area, the Borough Council did provide notice that they reserve the right to utilize condemnation, if needed. The Council's preference is for the site to be developed by a private developer after the purchase of the property from the current owners. Currently, the Borough does not propose to acquire the site.

DEVIATIONS FROM REDEVELOPMENT PLAN REQUIREMENTS

The Planning Board of the Borough of High Bridge may, after review of a site plan that is in one or more aspects inconsistent with the Redevelopment Plan, grant deviations from the strict application of the regulations contained in this Redevelopment Plan in accordance with the provisions for bulk variances in N.J.S.A. 40:55D-70c. Notwithstanding the above, no deviations shall be granted that would permit any of the following:

- a use or principal structure that is not otherwise permitted by this Redevelopment Plan;
- an increase in the maximum permitted floor area ratio;
- or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

REVIEW PROCEDURES

The review procedures for this Redevelopment Plan are as follows:

- The Mayor and Council shall act as the Redevelopment Entity.
- All development applications shall be submitted to the High Bridge Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55-1 et seq. and the Borough of High Bridge Code.
- The Planning Board shall deem any application for redevelopment subject to this 100 West Main Street Redevelopment Plan incomplete if the applicant has not been designated as the redeveloper by the Redevelopment Entity and a redevelopment agreement has been executed. No development shall occur on such property except as determined pursuant to such redevelopment agreement.
- The Board of Adjustment is not permitted to grant any deviations from the use provisions of this Redevelopment Plan. Any proposed changes to the Redevelopment Plan involving specific permitted land uses shall be in the form of an amendment to the Redevelopment Plan adopted by the Mayor and Council, in accordance with the procedures set forth in the LRHL.

LAND USE & DEVELOPMENT REQUIREMENTS

This section of the report is divided into three categories:

- Definitions
- Use and Bulk Requirements
- Architectural Standards

DEFINITIONS

Adult daycare - a non-residential facility that supports the health, nutritional, social and daily living needs of adults in a professionally staffed facility. No overnight facilities are provided.

Alternative Treatment Center - any commercial establishment engaged in the cultivation and/or distribution of medical marijuana, including cannabis derived oils, tinctures, and lotions; and related paraphernalia.

Artist studio - a work space in which an artist does his work, such as painting, drawing, photography, sculpture or similar fine art. Said space can be used to both create art work and sell art work.

Child care center - any facility which is maintained for the care, development or supervision of six or more children under six years of age who attend for less than 24 hours per day and which is licensed by the New Jersey Department of Human Services.

Electronic Smoking Device - an electronic device that can be used to deliver nicotine or other substances to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar, cigarillo, or pipe.

Head Shop - a retail business that sells any type of syringe, needle, eye dropper, spoon, pipe, testing kit, rolling paper or other paraphernalia or appliances designed for or ordinarily used in smoking, testing, weighing, measuring, injecting, cooking or sniffing marijuana, cocaine, opium, hashish or other controlled dangerous substances as defined by N.J.S.A. 24:21-1 et seq.

Higher education - a facility that offers education beyond high school. These types of facilities include universities, colleges, seminaries and institutes or branches of a main campus.

Incubator space – an office space-type environment that is flexibly designed that accommodates administrative, research and development and/or limited manufacturing activities. The space can be shared by multiple entities that share services. There shall be no emission of any smoke, fumes, gas, dust, odors or any other atmospheric pollutant, which will disseminate beyond the boundaries of the lot occupied by an incubator space. There shall be no vibration that is discernible to the human sense of feeling beyond the boundaries of the subject site.

Instructional use - uses for the teaching and practice of dance, drama, art, language, martial arts, music, aerobics, sports, fitness, photography and the like. These uses may, from time to time, hold group events, such as birthday parties.

Limited manufacturing – an activity that involves the fabrication, reshaping, reworking, assembly or combining of products from previously prepared materials and which does not involve the synthesis of chemical or chemical products or the processing of any raw materials.

Liquid Nicotine - any solution containing nicotine which is designed or sold for use with an electronic smoking device.

Liquid Nicotine Container - a bottle or other container of liquid, wax, gel, or other substance containing nicotine, where the liquid or other contained substance is sold, marketed or intended for use in a vapor product but does not include containers prefilled and sealed by the manufacturer and not intended to be opened by the consumer.

Massage and bodywork therapies - systems of activity of structured touch which include, but are not limited to, holding, applying pressure, positioning and mobilizing soft tissue of the body by manual technique and use of visual, kinesthetic, auditory and palpating skills to assess the body for purposes of

applying therapeutic massage and bodywork principles. Such application may include, but is not limited to, the use of therapies such as heliotherapy or hydrotherapy, the use of moist hot and cold external applications, explaining and describing myofascial movement, self-care and stress management as it relates to massage and bodywork therapies. Massage and bodywork therapy practices are designed to affect the soft tissue of the body to promote and maintain the health and well-being of the client. Massage and bodywork therapies do not include the diagnosis of illness, disease, impairment or disability.

Medical office - the office of a licensed medical or health care practitioner providing health care services to a person for the purpose of maintaining or restoring a person's physical or mental health. The term "licensed" is defined in the New Jersey Administrative Code.

Movie theater - a theater where movies are shown for public entertainment.

Outdoor dining – a designated area of a restaurant, but outside the principal building, and where patrons may sit at tables while consuming food and beverages.

Performance space – a space used for theater, poetry, dance performance, recitals for live music and the like.

Personal service – establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Examples include dry cleaners, salons, barber shops, travel agencies and the like.

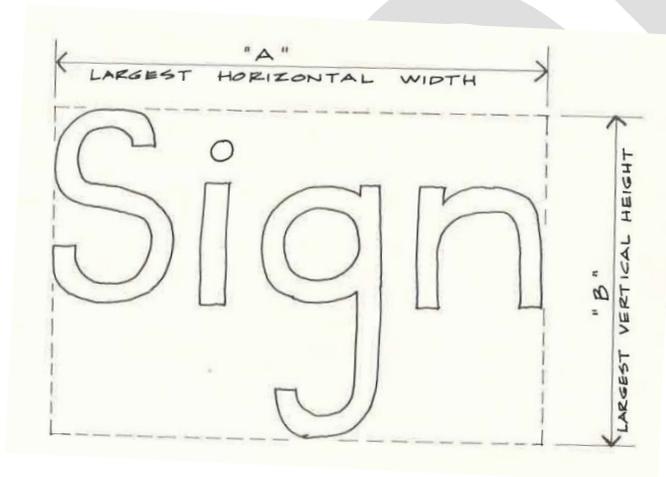
Professional office – a room or group of rooms used for conducting the affairs of a business, profession, industry or government and generally furnished with desks, tables, files and communication equipment.

Retail – establishments engaged in selling goods or merchandise for personal or household consumption and rendering services incidental to the sale of such goods.

Restaurant – an establishment where food and drink are prepared, served and consumed primarily within the principal building.

Sign - any object, device, display or structure, or part thereof, situated outdoors or indoors, permanent or temporary in nature, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, logos, fixtures, colors, illumination or projected images.

Sign area - the entire space within a single continuous perimeter enclosing the extreme limits of a sign or where a sign consists of individual letters or logos, the space bounded by the maximum horizontal and vertical dimensions of the lettering/logo. For double-sided identical signs, only one side constitutes total sign area. See example below:



Sign, Directional – On-site signage that provides direction or information to pedestrians or vehicular traffic that is related to the movement of pedestrians and/or vehicular traffic on the premises (e.g. "entrance", "exit", "one-way", and the like). Logos are not permitted on directional signs.

Sign, Directory - a sign, parallel and attached to the building that contains listings of one or more commercial establishments located on the upper floors of a building that share a common entrance.

Sign, Monument – a sign not affixed to a building where the entire bottom is in contact with the ground.

Sign, Street Address – a sign denoting the street address of the premises on which it is attached or located.

Sign, Wall - all flat signs of solid-face construction and/or individual letters which are placed against a building or other structure and attached to the exterior front, rear or side wall of any building or other structure, so that the display surface is parallel with the plane of the wall. Signs painted on an exterior wall shall be deemed to be wall signs subject to all applicable requirements.

Sign, Window - any sign temporarily or permanently affixed to the glass of a window or door of a business or that is visible through a window or door and placed within 2 feet of the glass.

Vapor Product - any non-combustible product containing nicotine that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, to produce vapor from nicotine in a solution or any form, including any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device, and any vapor cartridge or other

container of nicotine in a solution or other form intended to be used with, or in, any such device.

USE AND BULK REQUIREMENTS

A. Principal permitted uses.

1. Adult daycare.
2. Artist studio.
3. Child care center.
4. Higher education.
5. Incubator space.
6. Instructional uses.
7. Massage and bodywork therapies as licensed by the State of New Jersey.
8. Movie theater.
9. Multi-family residential uses, limited to the upper floors.
10. Retail.
11. Performance space.
12. Personal services.
13. Professional and medical offices.
14. Restaurants.
15. Tattoo studio.
16. Two or more of the aforementioned uses in one building.

B. Permitted accessory uses.

1. Off-street parking.
2. Outdoor dining associated with a permitted restaurant.
3. Outdoor displays of goods shall be permitted during business hours and shall be located on the parcel.

C. Permitted conditional uses.

1. First floor multi-family residential, subject to the following conditions:

- a. A maximum of one residential unit shall be permitted on the first floor per building.
 - b. The unit shall be situated in the rear half of the building.
 - c. The unit shall be accessed from the side or rear of the building.
2. Stand-alone multi-family residential, subject to the following conditions:
 - a. 100% multi-family buildings shall be set back a minimum of 150 feet from County Route 513 ("CR-513").

D. Prohibited uses.

1. Any use not specifically permitted is prohibited.
2. Adult-themed retail stores.
3. Automotive repair facilities.
4. Gas stations.
5. Businesses selling, testing, growing, cultivating or manufacturing medical marijuana or recreational marijuana.
6. Businesses selling, testing, servicing or manufacturing paraphernalia that facilitates the use of medical or recreational marijuana.
7. Store and shops primarily engaging in the retail sale or service of electronic smoking devices, liquid nicotine, liquid nicotine containers or vapor products.
8. Alternative treatment centers.
9. Head shops.
10. New or used car lots.

11. Uses that include a drive-through facility that operates between 9pm and 5am.¹
12. Uses that are open between 11pm and 5am.²

E. Bulk standards.

1. Minimum lot area – 4 acres
2. Minimum lot width – 300 feet
3. Minimum front yard setback – 25 feet
4. Maximum front yard setback – 70 feet
5. Minimum side yard setback to adjacent non-residential uses – 20 feet
6. Minimum side and rear yard setback to adjacent residential uses – 50 feet
7. Maximum building coverage – 60%
8. Maximum impervious coverage – 80%
9. Maximum permitted building height – 45 feet and 3 stories
10. Maximum residential density – 8 units per acre

F. Off-street parking.

1. General Provisions
 - a. All parking spaces shall measure no less than 9 feet in width by 18 feet in length and be delineated by hairpin striping.
 - b. Parking shall be set back a minimum of 5 feet from a public street, 15 feet from an adjacent non-residential use and 35 feet from an adjacent residential use.

- c. All lighting for off-street parking areas shall be so arranged and shielded as to reflect the light downward and prevent any light from shining directly on adjoining streets, residential zones and residential buildings.
 - d. Parking lot lighting shall provide a maintained minimum average of 0.5 footcandles.
 - e. Light illumination at the property line with adjacent existing residential uses shall not exceed zero footcandles.
2. Parking Ratios. The following off-street parking shall be provided:
 - a. Artist studio – 1 space for each 1,000 square feet of gross floor area
 - b. Higher education – 1 space for each 500 square feet of gross floor area
 - c. Incubator space – 1 space for each 750 square feet of gross floor area
 - d. Instructional uses – 1 space for each 120 square feet of public area for uses with less than 5,000 square feet of public area. For uses with 5,000 or more square feet of public area, the parking requirement shall be determined based maximum fire occupancy
 - e. Retail uses -1 space per 350 square feet of gross floor area
 - f. Movie theater – 1 space for each 3 seats
 - g. Medical and dental office - 1 space per 150 square feet of gross floor area

¹ The Borough is prohibiting certain hours of operation due to health and safety concerns. The Redevelopment Area has residential uses on three of its five sides. This Redevelopment Plan proposes to introduce commercial uses to the site and wishes to limit noise, light and traffic impacts to these adjacent residential neighbors.

² The Borough is prohibiting certain hours of operation due to health and safety concerns. The Redevelopment Area has residential uses on three of its five sides. This Redevelopment Plan proposes to introduce commercial uses to the site and wishes to limit noise, light and traffic impacts to these adjacent residential neighbors.

- h. Office uses other than medical and dental - 1 space per 250 square feet of gross floor area
 - i. Performance space – 1 space for each three occupants as permitted by the fire code
 - j. Personal service, massage, bodywork therapy uses, tattoo studio - 1 space per 200 square feet of gross floor area
 - k. Restaurants - 1 space per 3 seats and 1 space per 2 employees during the peak shift
 - l. Child care center and adult daycare – 1 space per 300 square feet of gross floor area
 - m. Residential units - RSIS
3. Shared parking. Nothing in the above requirements or in this sub-section shall be construed to prevent the employment of shared parking:
- a. On-site shared parking. For parcels containing a mixed-use building, on-site shared parking may be implemented in one of two manners.
 - (1) A 50% shared parking allowance shall be permitted for combining weekday uses with evening/weekend uses in the same building. Office, higher education and retail uses are weekday uses, while residential, movie theater, performance space and restaurant uses are considered to be evening/weekend uses.
 - (2) 50% of the parking requirement of the evening/weekend use of the building may be met through parking already provided for the weekday use. For example, a building contains office space that requires 30 parking spaces and residential units that require 16 parking spaces. The residential parking is permitted to be reduced by 50% or 8 parking spaces. Therefore,

the development would only be required to construct 38 parking spaces instead of 46.

- 4. Screening
 - a. Off-street parking shall be screened from public view by installing evergreen shrubs, which are a minimum of 3 feet high.
 - b. Parking within 50 feet of an existing adjacent residential use shall be screened from the residential use by installing a staggered, double row of evergreen shrubs, which are a minimum of 3 feet high. At least 30% of said shrubs shall be a minimum of 3.5 feet high.
- 5. Landscaping
 - a. Within surface parking lots 1 landscape island shall be provided for every 20 parking spaces.
 - b. Said landscape island shall contain a minimum of 160 square feet.
 - c. At least half of the landscape islands shall contain a shade tree and other landscaping; the remainder shall contain shrubs.

G. Loading.

- 1. Facilities for loading shall be provided on the property in other than the front yard. Each parcel shall demonstrate the adequacy of the proposed loading area(s) to meet the requirements of the proposed use. Alternatively, if no loading area is proposed, the applicant/owner shall provide testimony and/or proof to the Planning Board that the use can function without a dedicated loading area.
- 2. Loading areas shall be buffered from existing residential uses by:
 - a. A six-foot-tall solid fence, or

- b. A landscape buffer 10 feet wide with two rows of staggered deciduous shrubs, which are a minimum of 6 feet high. Said buffer shall effectively form a screen.

H. Trash

1. Trash receptacles shall be in the rear yard and shall be enclosed with a solid fence or masonry. No trash receptacle shall be visible from any public street.
2. No dumpster or trash facility shall be located less than 20 feet to a property line shared with an existing single-family home.
3. Such facilities shall be designed so that they fit within an overall project design.
4. Provisions for the collection, disposition and recycling of recyclable materials shall be subject to any other applicable ordinances of the Borough of High Bridge.
5. Trash may be alternatively stored inside the building.

- I. Stormwater.** All applications for development shall conform to the stormwater regulations contained in the Borough of High Bridge's code.

J. Landscaping.

1. Street trees shall be provided along all public streets with a minimum 3-inch caliper, spaced no more than 60 feet apart. Branching height should bear a relationship to the size and species of the tree but shall have a minimum clearance height of 7 feet above grade before branching begins.
2. There shall be a minimum 35-foot-wide buffer strip along any abutting residential use. The only item that may infringe on the buffer strip is a trash area. Within the

buffer strip all existing trees shall be maintained unless dead or diseased.

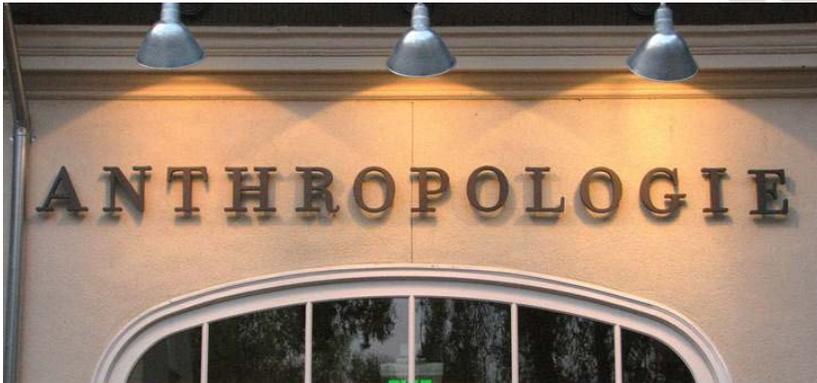
3. The buffer strip shall contain a mixture of plants and shall include the following:
 - a. One shade tree for every 60 linear feet of buffer;
 - b. One evergreen tree for every 50 linear feet of buffer;
 - c. One ornamental tree for every 80 linear feet of buffer; and
 - d. Ten shrubs for every 100 linear feet of buffer.
4. Existing plants within the buffer shall count towards the above requirements.
5. Proposed buffer plantings shall be arranged in a natural staggered pattern and shall not be lined up in straight, single rows.
6. Any portion of the Redevelopment Area not used for structures, roadways, loading, parking, etc. shall be landscaped with grass, trees and shrubs, as designed by a Landscape Architect.
7. At the time of planting, evergreen trees shall be a minimum of 6 feet tall, deciduous trees a minimum of 3 inches in caliper, ornamental trees a minimum of 2 inches in caliper and shrubs a minimum of 3 feet tall.

- K. Signage.** The following standards shall apply to all signs in the Redevelopment Area. No sign type other than those identified below shall be permitted.

1. Wall signage.
 - a. One wall sign shall be permitted per ground floor business.
 - b. The following types of wall signs shall be permitted:
 - (1) Back-lit raised letters with concealed ballast.
Example on next page.



(2) Individual cut letters with gooseneck lighting.
Example below.



- c. The maximum sign area shall be 95% of the linear business frontage, with a maximum area of 50 square feet. For example, if the linear business frontage is 20 feet, the maximum sign area shall be 19 square feet.
- d. The horizontal dimension of the sign shall not exceed 80% of the width of the building frontage occupied by the use.

- e. Wall signs shall not be permitted above the roofline or the bottom of any second-floor windows, whichever is lower.
- f. Wall signs shall not project more than 8 inches from the façade.
- 2. Monument signage.
 - a. If the building is set back 40 or more feet from the property line, 1 monument sign shall be permitted.
 - b. The maximum sign area shall be 30 square feet, excluding the base.
 - c. The maximum sign height shall be 6 feet, including the base.
 - d. The sign shall be set back from the right-of-way a minimum of 8 feet.
 - e. The base of the monument sign shall be constructed of materials that are consistent with the building architecture.
 - f. Monument signs may be externally lit.
- 3. Street address signage.
 - a. Street address signage shall be provided on each building or on a monument sign.
 - b. Street address numbers shall have a maximum height of 12 inches.
- 4. Directory signage.
 - a. Where a building has upper story non-residential uses, 1 directory sign shall be permitted per entrance to said upper story establishments.
 - b. The maximum sign area shall be 6 square feet.
 - c. Directory signage shall be located next to the exterior entrance to the upper story establishment(s). The top edge of the sign shall be no higher than 7 feet above the sidewalk or grade.

5. Directional signage.
 - a. Directional signage shall be permitted at driveways that abut public streets.
 - b. The maximum sign area shall be 3 square feet.
 - c. The maximum sign height shall be 3 feet from grade.
 - d. Directional signage may be internally illuminated.
6. Temporary window signage advertising special sales or events shall be permitted, subject to the following limitations:
 - a. One or more temporary window signs may be displayed at the same time.
 - b. Temporary window signs shall not cover more than 25% of the glass surface.
 - c. Temporary window signs shall not be displayed for a period longer than 30 days.
7. Temporary grand opening signs, subject to the following limitations:
 - a. One temporary grand opening or coming soon sign may be displayed for the grand opening of a business, relocation of a business or to announce the approaching arrival of a new business.
 - b. Said sign shall not exceed a maximum of 20 square feet.
 - c. Said sign shall be located within the window of the commercial establishment or on the exterior of the building no higher than the roofline.
 - d. A temporary grand opening sign shall not be displayed for a period longer than 45 days.
8. Temporary real estate signage.
 - a. For each parcel, 1 temporary real estate sign for each street frontage may be displayed.

- b. Temporary real estate signs shall be removed within 7 days following the closing or settlement of a sale, lease or rental of the real estate that was offered for sale, lease or rent.

L. Affordable Housing Standards.

1. Any application within the Redevelopment Area providing for 5 or more residential units shall be required to provide affordable housing. A 20% affordable housing set-aside shall be provided regardless of whether the units are offered as sale or rental.
2. If the number of required affordable units results in a fraction of 0.5 or more, then the Applicant shall pay an in-lieu fee of the fraction multiplied by \$100,000.³ Alternatively, the Applicant can round up and provide the extra affordable unit. For example, an application with 13 units in 2018 would need to provide either 3 affordable units or 2 units and an in-lieu fee of \$60,000.
3. Affordable housing units shall meet the bedroom distribution requirements contained in the Uniform Housing Affordability Controls.
4. The units shall meet the low/moderate income distribution requirements contained in the Uniform Housing Affordability Controls. At least 13% of the units shall be reserved for very-low-income units.
5. All units shall be deed restricted for a minimum of 30 years in accordance with the Uniform Housing Affordability Controls.
6. The developer shall be responsible for retaining a qualified Administrative Agent to administer the units, subject to the Borough's approval.

³ Note that \$100,000 is the 2018 fee. The in-lieu fee shall be increased each year by 3%.

7. Non-residential development shall be subject to the State-wide Non-Residential Development Fee Act.

ARCHITECTURAL STANDARDS

M. Purpose

1. The purpose of the architecture design standards is to establish a set of principles and requirements to guide future redevelopment. These principles will enhance the Redevelopment Area and encourage redevelopment at a scale that is pedestrian-oriented. The guidelines work to provide standards that allow for flexibility and creativity while encouraging high-quality development. High-quality development is long-lasting and will increase property values. The goal is to create buildings that are attractive and enliven the streetscape.

N. Massing

1. Building wall offsets, including both projections and recesses, shall be provided along any street-facing building wall measuring greater than 50 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall.
2. The maximum spacing between such vertical offsets shall be 40 feet. The minimum projection or depth of any individual vertical offset shall not be less than 8 inches.
3. Vertical offsets can include pilasters, projecting bays, changes in façade materials and balconies.

O. Articulation

1. All street-facing building walls shall have a clearly defined base, body and cap.

2. The base of the building shall align with either the kickplate or sill level of the first story.
3. The body section of a building may be horizontally divided at floor, lintel or sill levels with belt courses.
4. The architectural treatment of a façade shall be completely continued around all street-facing façades of a building. All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors and details.

P. Roof

1. The height of elevator shafts, ventilators, air conditioning and any other apparatus which may be carried on the roof level shall be screened and shall be no higher than 5 feet above the permitted height. Said roof-top equipment shall not be visible from surrounding properties or streets.
2. The shape, pitch and color of a roof shall be architecturally compatible with the style, materials and colors of such building.
3. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets or other details.
4. Pitched roofs are encouraged to have dormers, chimneys, cupolas and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors and details of the building.
5. Roofline offsets shall be provided along any gable roof measuring more than 50 feet in length to provide architectural interest and articulation to a building.

6. Rooftop heating, ventilating and air-conditioning systems, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be inconspicuous as viewed from the street and adjacent properties.

Q. Transparency

1. Ground floor non-residential uses in the Redevelopment Area shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall be a minimum of 70% of the total ground level facade area. A building’s “ground level façade area” is the area bounded by the side edges of the building and the plane coincident with the internal floor of the building and the internal ceiling of the building.
2. Transoms above display windows in the Redevelopment Area are encouraged.
3. Windowsills shall not be more than 3 feet above the sidewalk in the Redevelopment Area for non-residential uses. Base panels or bulkheads are encouraged between the sidewalk and the windowsills.
4. Windows shall be vertically proportioned (taller than wider) where possible.
5. Buildings of architectural styles that normally have windows with muntins (vertical dividers) or divided lights shall utilize those types of windows.
6. Glass blocks are not permitted on façades that abut a public street.
7. Exterior security grates are prohibited.

R. Entrances

1. All entrances to a building shall be defined and articulated by utilizing such elements as lintels,

pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and other such elements, where appropriate.

S. Materials

1. Building façades visible from a public street shall consist of durable, long-lasting materials.
2. Appropriate materials include brick, stone, cast stone, Hardieplank or other high-quality material.

VII. RELATIONSHIP TO ZONING

ZONING PROVISIONS

EFFECT OF PLAN

The 100 West Main Street Redevelopment Plan supersedes the existing zoning for the parcel and the applicable provisions of the Borough of High Bridge’s Land Use Ordinance as provided in Chapter VI above.

TERMS & DEFINITIONS

Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in Chapter 145, Land Use and Development.

OTHER APPLICABLE DESIGN & PERFORMANCE STANDARDS

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and

performance standards set forth in Chapter 145, Land Use and Development.

CONFLICT

If any word, phrase, clause, section or provision of this plan, is found by a court or other jurisdiction to be invalid, illegal or unconstitutional; such word, phrase, section or provision shall be deemed severable and the remainder of the Redevelopment Plan shall remain in full force and effect.

ZONING MAP REVISION

This Redevelopment Plan supersedes the underlying zoning, which requires the Official Zoning Map to be amended for the parcel. The Zoning Map is hereby amended to illustrate the following block and lots as the “West Main Street Redevelopment Plan”:

- Block 24, Lot 16

VIII. AMENDMENTS & DURATION

AMENDMENTS TO THE REDEVELOPMENT PLAN

This plan may be amended from time to time in accordance with the procedures of the LRHL. To the extent that any such amendment materially affects the terms and conditions of duly executed redevelopment agreements between one or more redevelopers and the Borough of High Bridge, the provisions of the redevelopment plan amendment will be contingent upon the amendment of the redeveloper agreement to provide for the plan amendment.

CERTIFICATES OF COMPLETION & COMPLIANCE

Upon the inspection and verification by the Mayor and Council that the redevelopment of a parcel subject to a redeveloper agreement has been completed, a Certificate of Completion and Compliance will be issued to the redeveloper and such parcel will be deemed no longer in need of redevelopment.

This Redevelopment Plan will remain in effect until a Certificate of Completion has been issued for the designated parcel, or until the Redevelopment Plan is deemed no longer necessary for the public interest and repealed by Ordinance of the Mayor and Council.

SELECTION OF REDEVELOPER(S)

In order to assure that the vision of the 100 West Main Street Redevelopment Plan will be successfully implemented in an effective and timely way and in order to promptly achieve the goals of the Plan, the Mayor and Council, acting as the Redevelopment Entity, will designate the redeveloper(s) for any redevelopment project in the area governed by this Redevelopment Plan. All redeveloper(s) will be required to execute a redevelopment agreement satisfactory to the Mayor and Council.

The implementation of this Redevelopment Plan may utilize a process for the competitive selection of one or more redeveloper(s). The intent of this section of the Redevelopment Plan is to set forth the procedural standards to guide redeveloper selection. The Mayor and Council, acting as the Redevelopment Entity may, at any time, proactively solicit potential redevelopers by utilizing appropriate methods of advertisement and other forms of communication, or may, in its discretion, entertain an

unsolicited proposal from a prospective redeveloper(s) for redevelopment of the area.

The selection of a redeveloper by the Mayor and Council, acting as the Borough of High Bridge's Redevelopment Entity for the areas, may be based on a competitive selection process. Under a competitive selection process, which may be undertaken from time to time at the discretion of the Mayor and Council, an applicant for selection as a redeveloper will be required to submit materials to the Mayor and Council that specify their qualifications, financial resources, experience and design approach to the property in question. The competitive selection process will likely include the submission of some or all of the following materials (additional submission materials may be requested by the Mayor and Council as deemed appropriate to the lands in question):

- Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of development, parking, traffic circulation, landscaping and other elements are consistent with the objectives and standards of this Redevelopment Plan.
- Anticipated construction schedule, including estimated pre-construction time period to secure permits and approvals.
- Documentation evidencing the financial responsibility and capability with respect to carrying out site environmental remediation and the proposed redevelopment including but not limited to: type of company or partnership, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or

limited partners, and financial profile of the redeveloper entity.

The following provisions regarding redevelopment are hereby included in connection with the implementation of this Redevelopment Plan and the selection of a redeveloper(s) for any property included in the Redevelopment Plan and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations to the contrary:

1. The redeveloper, its successor or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan.
2. Until the required improvements are completed, and a Certificate of Completion is issued by the Redevelopment Entity, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redeveloper agreement, lease, deed or other instrument shall remain in full force and effect.
3. The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions to assure the successful completion of the project.
4. The designated redeveloper(s) shall be responsible for any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include, but are not limited to gas, electric, water, sanitary and storm sewers, telecommunications, recreation or open space, streets, curbs, sidewalks, street lighting and street trees or other improvements. The extent of the designated

redeveloper's responsibility will be outlined in the redeveloper's agreements with the Borough. All utilities shall be placed underground.

5. All infrastructure improvements shall comply with applicable local, state and federal law and regulations, including the Americans with Disabilities Act.

DRAFT



Adam Young <ayoung@highbridge.org>

Ordinance 2018-011

bffleming@highbridge.org <bffleming@highbridge.org>

Thu, Mar 8, 2018 at 3:15 PM

To: Mark Desire <mdesire@highbridge.org>, czappa@highbridge.org, Keir Lolocono <kloiacono@highbridge.org>, lhughes@highbridge.org, Natalie Ferry <nferry@highbridge.org>, George Columbus <gcolumbus@highbridge.org>, sstrange@highbridge.org

Cc: administrator@highbridge.org, Adam Young <ayoung@highbridge.org>

Mayor and Council

On tonight's agenda you will see an ordinance titled CAP Bank. This ordinance is done annually prior to the introduction of the current year budget. It allows a municipality to increase its appropriations up to 3.5% or "bank" the amount over the allowable increase. This year the COLA adjustment is set at 2.5%. Although the budget has not yet been introduced, it is our intention to bank the difference (1%) for use in either the 2019 or 2020 budget, if necessary. The ordinance must be approved by a majority of the full membership of the governing body, published, and a public hearing held at least 10 days after the publication date. A certified copy of the introduced action must be filed with the Director of DLGS within 5 days of introduction.

This ordinance does not "require" the use of the additional 1% in budget appropriations, however, if the ordinance is not adopted, we are prohibited from using or banking it at a later date.

Please reach out to me if you have any questions.

Sincerely,

Bonnie Fleming

CFO/CTC

Borough of High Bridge

[97 West Main Street](#)[High Bridge, New Jersey 08829](#)[\(908\) 638-6455](#) (main) ext 224[\(908\) 638-4703](#) (fax)**CONFIDENTIALITY NOTICE**

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List of Bills - (All Funds)

Vendor	Description	Account	PO Payment	Check Total
CURRENT FUND				
2413 - AC GLASSWORKS, LLC	PO 25021 INSURANCE - DPW - VEHICLE REPAIR -		250.00	
10141010	RESERVE - F450-COLLISION-05/19/16-054248	250.00		250.00
2411 - AHPNJ	PO 25004 ADMIN - OE - SEMINARS - MARCH 13, 2		50.00	
10510024	General Admin-OE-Conferences/Seminars	50.00		50.00
2025 - BANK OF AMERICA	PO 24746 BUILDINGS & GROUNDS/WATER/SPECIAL E		565.37	
10517120	BUILDINGS & GROUNDS-OFFICE	305.00		
10512021	Municipal Clerk-OE-Office Supplies	49.99		
10517059	Buildings & Grounds - Janitorial	210.38		565.37
2025 - BANK OF AMERICA	PO 24991 POLICE - OE - MAINTENANCE CONTRACTS		40.00	
10524026	Police Department-OE-Maintenance Contras	40.00		40.00
2025 - BANK OF AMERICA	PO 25008 POLICE - OE - EQUIPMENT REPAIR		497.99	
10524031	Police Department-OE-Equipment Repair	497.99		497.99
2025 - BANK OF AMERICA	PO 25016 POLICE - OE - MAINTENANCE CONTRACTS		739.20	
10524026	Police Department-OE-Maintenance Contras	739.20		739.20
2415 - BATTAGLIA, LOUIS	PO 25053 REFUND BY RESOLUTION - OVERPAYMENT		50.00	
10410514	MISC F&P - LANDLORD REGISTRATION	50.00		50.00
98 - CLINTON NAPA	PO 24719 DPW - OE - VEHICLE		44.09	
10529028	Dept. of Public Works-OE-Vehicle Repair	44.09		44.09
2358 - COFONE CONSULTING GROUP, LLC	PO 25036 LEGAL - COAH		3,750.00	
10515589	Legal-OE-COAH	2,965.00		
10515589A	(2017) Legal-OE-COAH	785.00		3,750.00
987 - COMCAST	PO 24757 POLICE - INTERNET - 2018 - A/C 0957		396.01	
10510120	INTERNET	129.90		
10544126	Telephone - Police	266.11		
	PO 24758 INTERNET/PHONE - BOROUGH HALL - ACC		249.03	
10510120	INTERNET	94.95		
10544121	Telephone - Boro Hall	154.08		
	PO 24759 INTERNET/PHONE - FIRE DEPT - ACCT #		255.21	
10510120	INTERNET	109.95		
10544124	Telephone - Fire	145.26		
	PO 24760 INTERNET/PHONE - RESCUE SQUAD - ACC		225.44	
10510120	INTERNET	109.95		
10544123	Telpehone - Squad	115.49		1,125.69
2210 - CONSTELLATION NewENERGY, INC	PO 24871 STREET LIGHTING - FEB 2018 - CUST I		525.01	
10543520	STREET LIGHTING	503.04		
10543024	Electricity - DPW	16.42		
10543022	Electricity - Fire	5.55		525.01
2279 - CUSTOM WORKFLOW SOLUTIONS, LLC	PO 24725 BUILDINGS & GROUNDS - BORO HALL		68.00	

List of Bills - (All Funds)

Vendor	Description	Account	PO Payment	Check Total
10517133	BUILDINGS & GROUNDS-DATA PROCES/SOFTWARE	68.00		68.00
73 - EASTSIDE SERVICE, INC	PO 25030 POLICE - OE - VEHICLE REPAIR 14-10		162.28	
10524028	Police Department-OE-Vehicle Repair	162.28		
	PO 25041 POLICE - OE - VEHICLE REPAIR 14-10		428.16	
10524028	Police Department-OE-Vehicle Repair	428.16		590.44
160 - ELIZABETHTOWN GAS	PO 24851 HEATING - BOROUGH HALL - ACT#655639		582.04	
10544721	Heating - Boro Hall	582.04		
	PO 24852 HEATING - RESCUE SQUAD - ACT# 71679		278.05	
10544725	Heating - Squad Bldg	278.05		
	PO 24853 HEATING - BOROUGH HALL - ACT#779535		352.21	
10544721	Heating - Boro Hall	352.21		
	PO 24854 HEATING - BORO GARAGE - ACCTS # 503		1,011.76	
10544722	Heating - Garage	1,011.76		2,224.06
2416 - FOLEY, ROBERT	PO 25054 REFUND BY RESOLUTION - OVERPAYMENT		50.00	
10410514	MISC F&P - LANDLORD REGISTRATION	50.00		50.00
190 - FRANK RYMON & SONS, INC	PO 24713 DPW - OE - VEHICLE MAINT		58.50	
10529036	Dept. of Public Works-OE-Vehicle Maintee	58.50		58.50
2414 - GODOWN, LESLI	PO 25052 REFUND BY RESOLUTION - OVERPAYMENT		50.00	
10410514	MISC F&P - LANDLORD REGISTRATION	50.00		50.00
92 - GREENBAUM ROWE SMITH & DAVIS LLP	PO 24862 LEGAL		5,978.42	
10515566	Legal-OE-General Borough Matters	2,758.42		
10515589	Legal-OE-COAH	857.50		
10515594	Legal-OE-Public Contracts Law	962.50		
10515580	Legal-OE-Tax Foreclosures	1,015.00		
10515583	Legal-OE-OPRA	385.00		5,978.42
1206 - HUNTERDON CO. MUNICIPAL CLERK'S AS.	PO 25048 CLERK - OE - SEMINARS - DUES FOR AD		15.00	
10512024	Municipal Clerk-OE-Conferences/Seminars	15.00		15.00
470 - J&D AUTO BODY	PO 25005 DPW - OE - INSURANCE		609.21	
10141010	RESERVE - F450-COLLISION-05/19/16-054248	609.21		609.21
90 - JCP&L	PO 24775 SOLITUDE HOUSE - 7 & 9 RIVER ROAD A		17.68	
10543027	Electricity - Solitude Museum/Garage	17.68		
	PO 24776 ELECTRIC - SPRINGSIDE - ACCT#100050		28.61	
10543520	STREET LIGHTING	28.61		
	PO 24777 STREET LIGHTING - MAIN STREET - STR		40.45	
10543520	STREET LIGHTING	40.45		
	PO 24778 STREET LIGHTING - SHOP E - 1 WASHIN		11.90	
10543520	STREET LIGHTING	11.90		98.64
214 - NJ ADVANCE MEDIA	PO 24844 ADVERTISING - ACCT #1160892 / 11648		364.27	
10511032	ADVERTISING	364.27		364.27
1273 - NJ PLANNING OFFICIALS	PO 24993 PLANNING BOARD - OE - TRAINING		175.00	
10518024	Planning Board-OE-Seminars/Memberships	175.00		175.00

List of Bills - (All Funds)

Vendor	Description	Account	PO Payment	Check Total
1973 - NRAAO 10515023	PO 24987 TAX ASSESSMENT - OE - MEMBERSHIP <i>Tax Assessment-OE-Dues/Membership</i>		40.00	40.00
2286 - ONIX NETWORKING CORP 10524026	PO 24842 POLICE - OE - MAINTENANCE CONTRACTS <i>Police Department-OE-Maintenance Contras</i>		960.00	960.00
2218 - RIVER NET COMPUTERS, LLC 10524026	PO 25042 POLICE - OE - MAINTENANCE CONTRACTS <i>Police Department-OE-Maintenance Contras</i>		249.99	249.99
189 - RUTGERS CTR FOR GOV SERVICES 10529026	PO 25001 DPW - OE - EDUCATION - CPWM REVIEW <i>Dept. of Public Works-OE-Education</i>		391.00	391.00
2389 - TreeTop PRODUCTS 10533599A	PO 24683 ENVIRONMENTAL COMMISSION & GARDEN G <i>(2017) Environmental Comm.-OE-Misc.</i>		467.96	467.96
2242 - US BANK CUST BV002 TRUST & CREDITOR 104156	PO 24988 OUTSIDE LIEN REDEMPTION-CERT #2016- <i>REVENUE - O/S LIEN REDEMPTION</i>		25,284.63	25,284.63
1500 - VERIZON WIRELESS 10525230	PO 24773 EMERGENCY MANAGEMENT - OE - AIRCARD <i>EMERGENCY MANAGEMENT: WIRELESS DEVICES</i>		80.02	80.02
1500 - VERIZON WIRELESS 10544128	PO 24774 TELEPHONE - DPW - CELL PHONES ACC <i>TELEPHONE-DPW-CELL PHONES</i>		98.86	98.86
1777 - WESTERN PEST SERVICES 10517091	PO 24859 BUILDINGS & GROUNDS - POLICE - RAT <i>Buildings & Grounds - Police Bldg</i>		92.50	
10517098	PO 24860 BUILDINGS & GROUNDS - RESCUE - RAT <i>Buildings & Grounds - Rescue Squad</i>		92.50	
10517040	PO 24861 BUILDINGS & GROUNDS - BORO HALL - A <i>Buildings & Grounds - New Boro Hall</i>		42.00	227.00
2417 - WINTERS, BRYAN 10410514	PO 25055 REFUND BY RESOLUTION - OVERPAYMENT <i>MISC F&P - LANDLORD REGISTRATION</i>		100.00	100.00
PREMIUM FUND				
2242 - US BANK CUST BV002 TRUST & CREDITOR 221400	PO 24989 PREMIUM-OUTSIDE LIEN REDEMPTION-CER <i>TAX SALE PREMIUMS</i>		17,100.00	17,100.00
DOG FUND				
153 - NJ DEPT OF HEALTH & SENIOR SERVICES 231320	PO 24947 FEBRUARY 2018 DOG FEES <i>RESERVE FOR STATE DEPT OF HEALTH FEES</i>		75.00	75.00
WATER UTILITY FUND				
249 - CENTURYLINK 60510097	PO 24816 WATER - 2018 - TELEPHONE CUST # 908 <i>WATER - OE - TELEPHONE</i>		49.90	49.90

List of Bills - (All Funds)

Vendor	Description	Account	PO Payment	Check Total
111 - HUNTERDON MILL & MACHINE 60510051	PO 24833 WATER / DPW - OE - PARTS - CUST #3 WATER - OE - REPAIRS/CONTRACTS		128.09	128.09
90 - JCP&L 60510098	PO 24779 WATER - ELECTRIC - SOLITUDE PUMP - WATER - OE - ELECTRIC		226.57	226.57
SEWER UTILITY FUND				
92 - GREENBAUM ROWE SMITH & DAVIS LLP 6251004201	PO 24863 LEGAL - TOC TOC-LEGAL-GREENBAUM		5,606.00	5,606.00
862 - TAYLOR RENTAL CENTER 62510052	PO 24938 WATER - OE - HARDWARE/EQUIP - SEWER - OE - HARDWARE & EQUIPMENT		201.33	201.33
SOLID WASTE UTILITY FUND				
1813 - PREMIER DISPOSAL, INC 64510090	PO 24832 SOLID WASTE - CONTRACTED HAULER- 20 SOLID WASTE-OE-CONTRACTED HAULER		21,776.00	21,776.00
DEVELOPER ESCROW TRUST FUND				
130 - MOTT MACDONALD 7118550	PO 25023 ESCROW - FLOREZ FLOREZ-DENNIS AVE-PB#02-2017		1,530.00	1,530.00
SPECIAL EVENTS				
2389 - TreeTop PRODUCTS 781008	PO 24683 ENVIRONMENTAL COMMISSION & GARDEN G GARDEN GRANT		97.90	97.90
TOTAL				----- 92,609.14

Total to be paid from Fund 10 CURRENT FUND	45,818.35
Total to be paid from Fund 22 PREMIUM FUND	17,100.00
Total to be paid from Fund 23 DOG FUND	75.00
Total to be paid from Fund 60 WATER UTILITY FUND	404.56
Total to be paid from Fund 62 SEWER UTILITY FUND	5,807.33
Total to be paid from Fund 64 SOLID WASTE UTILITY FUND	21,776.00
Total to be paid from Fund 71 DEVELOPER ESCROW TRUST FUND	1,530.00
Total to be paid from Fund 78 SPECIAL EVENTS	97.90

	92,609.14

Checks Previously Disbursed

16282	POSTMASTER	PO# 25025 CLEAN COMMUNITIES - NEWSLETTER	243.83	3/01/2018

				243.83

Total paid from Fund 10 CURRENT FUND 243.83

List of Bills - (All Funds)

Vendor

Description

Account

PO Payment

Check Total

243.83

Total for this Bills List: **92,852.97**

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

AUTHORIZATION TO MEET IN EXECUTIVE SESSION

RESOLUTION: 103-2018

ADOPTED:

WHEREAS, the Mayor and Council of the Borough of High Bridge seek to discuss legal advice for the Town of Clinton arbitration and such other issues as are announced during the open session of the Council Meeting on March 8, 2018 that can be discussed in Executive Session; and

WHEREAS, pursuant to the provisions of N.J.S.A. 10:4-12b, matters concerning personnel, pending litigation, contracts and land acquisition may be discussed in sessions from which members of the public may be excluded; and

WHEREAS, the Mayor and Council are of the opinion that such discussions should, in the best interest of the citizens of the Borough of High Bridge, be held in Executive Session.

WHEREAS, the executive session minutes will be released if and as required by law, including as to (1) pending or anticipated contract negotiations in which the Borough is or may become a party, the purchase, lease or acquisition of real property, and the setting of banking rates or investment of public funds, after the contract is signed or it is clear that negotiations will not resume, (2) pending or anticipated litigation, after the conclusion of the lawsuit in which the Borough is or may become a party, including the time for any appeals, or, if no lawsuit is filed, after the statute of limitations has run on the issue or it is otherwise clear that no lawsuit will be filed, (3) tactics and techniques utilized in protecting the safety and property of the public, if the disclosure would not impair such protection, and (4) matters that would impair the right to receive funds from the US Government if and when the impairment no longer exists. The Borough does not anticipate that executive session minutes covered by the following sections of the Open Public Meetings Act will be released: N.J.S.A. 10:4-12b(1)(information rendered confidential by State or Federal statute), b(3)(material constituting an unwarranted invasion of privacy), b(7)(advice falling within the attorney-client privilege), b(8)(certain employment matters, unless the affected employees or appointees request the release in writing) and b(9)(deliberations regarding the imposition of specific civil penalties)."

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of High Bridge, in the County of Hunterdon and State of New Jersey as follows:

1. The general public shall be excluded from the discussions in these matters pursuant to the provisions of N.J.S.A. 10:4-12B.
2. Matters discussed in Executive Session shall, when appropriate, be made public.
3. It is anticipated that formal action may be taken following this Executive Session.