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MEMORANDUM

To: Borough of High Bridge Mayor and Council

From: Darlene A. Green, P.P., AICP

Date: March 20, 2018

**Re: 100 West Main Street Redevelopment Plan
Planning Board Review and Recommendations
MC Project No. HIB-033**

The Local Redevelopment and Housing Law requires the governing body to refer the Redevelopment Plan to the Planning Board for review and comment prior to Second Reading. The Planning Board has up to 45 days to review the proposed Redevelopment Plan and prepare a report offering its recommendations. The report must identify any inconsistencies between the Redevelopment Plan and the Borough's Master Plan. The Board also may make recommendations regarding the document.

This memorandum serves as the report of the High Bridge Planning Board. The Board convened on March 19, 2018. This office provided an overview of the draft 100 West Main Street Redevelopment Plan and answered questions posed by Board members.

Chapter IV "Relationship to Local Objectives" of the report discusses the relationship of the Redevelopment Plan to the Borough's planning documents. Four reports have noted that the subject property should be designated as an area in need of redevelopment and/or redeveloped. Based on this information, a motion was made by Member Howell, seconded by Member Giordano that the draft 100 West Main Street Redevelopment Plan is consistent with the Borough's Master Plan documents. A roll call was performed, and all members present voted yes on the motion.

Next, the members were asked if they had any comments or recommendations for changes to the document. Member Zappa made a suggestion that indoor recreation for sports, rock climbing, etc. be added to the list of permitted uses. The Board discussed this suggestion. Member Zappa made a motion to recommend that the Council consider adding indoor recreation to the list of permitted uses. This motion was seconded by Member Giordano. A roll call was performed, and all members present voted yes on the motion.

No other motions for changes to the text were made.



If the Council is inclined to include the Board's suggestion, we have included a definition and parking standards below, which could be incorporated into the Redevelopment Plan.

INDOOR RECREATION – A recreational land use conducted entirely within a building, including but not limited to a bowling alley, rock climbing, gymnasium, pool, skating rink, swimming pool, sports training or tennis courts.

Indoor recreation – 1 space for each 300 square feet of gross floor area.