

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

Meeting Date: March 19, 2018

Meeting Time: 7:30 P.M.

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

1. CALL TO ORDER:

This is a regular meeting of the Planning/Zoning Board of the Borough of High Bridge. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in the Hunterdon County Democrat on November 23rd, 2017 and the notice of and agenda for this meeting were posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led presiding officer.

3. ROLL CALL: P = Present, A=Absent

Don Howell, present; Keith Milne, present; Coleen Conroy, present; John Moskway, absent
William Giordano, present; Chris Zappa, present; Steve Dhein, present; Mark Desire, absent.

Also present were, Borough Planner, Darlene green, Planning Board Secretary, Barbara Kinsky and Planning Board alternates Tom Wescoe and Pablo Delgado. These alternates served on the Board due to members not present.

4. PUBLIC COMMENTS:

It is the policy of the Borough Council that all public comments on an issue shall be limited to one (5) minutes per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to the Chairman and the Board.

NONE

5. NEW BUSINESS:

Presentation by Darlene Green of Council **ORDINANCE 2018-012**, an Ordinance of the Borough of High Bridge adopting the 100 West Main Street Redevelopment Plan, dated February 2018. The Planning Board reviews and the Plan and gives a consensus of comments back to Council.

Darlene Green explained to the Board that she will be preparing a report based on the recommendations set forth by the Planning Board. Darlene reviewed the 100 West Main Street Redevelopment plan page by page with the Board. She outlined the goals of the plan. She stated that chapter 4 is crucial for determining Master Plan Consistency review. She also stated that is important to note that since this is funded by the Highlands Council that it is promoted to reference the Highlands Regional Master plan, and this plan would promote a number of their goals and policies. Chapter 6 is the part of the plan that determines what is permitted and not permitted on this property. Darlene also explained that this plan does not allow D variances to be granted. If an owner of this property wanted to get permission for a D variance, they would need to go before Council to get permission, not the Planning Board. Darlene also explained the Condemnation process to the Board, and she explained that Council has the right to seek condemnation at any time. Darlene also explained that the soil on the property is clean, but the water is still contaminated. She said the course of action right now is to allow it to dilute over time. Darlene also outlined all of the permitted, conditional and prohibited uses for the property. Darlene also informed the Board that the COAH obligation for this property is 20 percent.

Discussion with the Board ensued regarding the type and number of residential units that could be built on this property. They also discussed the ramifications of condemning the property and what that would mean in regards to ownership of the property. Darlene stated that if the property was condemned then the town would own the property.

Chris Zappa stated that Council just wants to have the tool but does not want to currently own the property.

Chris Zappa asked if the Board could make recommendations for other uses for the property. Darlene Green stated the yes any recommendations will be included in her report.

Motion to find **Ordinance 2018-012** consistent with the Master Plan: Howell Second: Giordano
Don Howell, aye Keith Milne, aye; Coleen Conroy, aye; John Moskway, absent;
William Giordano, aye; Chris Zappa, aye; Steve Dhein, aye; Pablo Delgado, aye;
Tom Wescoe, aye; Mark Desire, absent
Eight ayes, motion passes.

Motion to make indoor recreation facility a permitted use: Zappa Second : Giordano
Don Howell, aye Keith Milne, aye; Coleen Conroy, aye; John Moskway, absent;
William Giordano, aye; Chris Zappa, aye; Steve Dhein, aye; Pablo Delgado, aye;
Tom Wescoe, aye; Mark Desire, absent
Eight ayes, motion passes.

Motion to approve consensus of Board comments to send to Council: Milne Second: Dhein
Don Howell, aye Keith Milne, aye; Coleen Conroy, aye; John Moskway, absent;
William Giordano, aye; Chris Zappa, aye; Steve Dhein, aye; Pablo Delgado, aye;
Tom Wescoe, aye; Mark Desire, absent
Eight ayes, motion passes.

6. PUBLIC COMMENTS:

It is the policy of the Planning Board that all public comments on an issue shall be limited to (1) minute per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Board issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Chairman and Board members at the public microphone.

7. ADJOURNMENT: Motion to adjourn: Giordano Second: Milne Voice vote: all ayes.
Eight ayes, motion passes.

Next Meeting Date: April 16th, 2018

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

Meeting Time: 7:30 P.M.