

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

Meeting Date: June 17, 2019

Meeting Time: 7:30 P.M.

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

1. CALL TO ORDER:

This is 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 and the Express Times on December 20, 2018 and the Notice of and agenda for this meeting were posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led by presiding officer.

3. ROLL CALL:

Coleen Conroy, present; Pablo Delgado, absent; William Giordano, present, Don Howell, present; Keith Milne, present; Tom Wescoe, present, Chris Zappa present, Steve Dhein, absent; Michele Lee, present.
Also present were one member of the public including press, Board Secretary, Barbra Kinsky and Board alternate John Moskway. Mr. Moskway sat on the Board in lieu of absent members. Mr. Howell acted as Chairperson in the absence of Mr. Dhein.

4. PUBLIC COMMENTS: It is the policy of the Planning Board/Board of Adjustment that all public comments on an issue shall be limited to five (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 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 the Chairman and Board members at the public microphone. NONE

5. READING AND APPROVAL OF MINUTES: March 18, 2019

Motion to dispense with the reading of the prior meetings minutes:

Motion: Zappa Second: Giordano Voice vote: Eight ayes, Motion passed.

Motion to approve the March 18, 2019 meeting minutes.

Motion: Zappa Second: Giordano Voice vote: Eight ayes, Motion passed.

6. NEW BUSINESS:

Discuss the resignation of Joseph Modzelewski from Mott Mac and his letter of interest to be the Planning Board Engineer.

Discussion ensued with the Board regarding this issue. Mr. Zappa did say that he spoke with Mike Pappas and said that he had discussed the situation with our Borough Attorney, Mr. Firkser. Mr. Firkser stated that because the contract was not signed the Borough would be free to choose an engineer. The Board asked the Board Secretary to get clarification from the Board attorney, Mr. Caldwell regarding this matter. They opted not to select a new engineer until they had more information. The Board Secretary explained that due to upcoming Board business an engineer's services were necessary and a decision would need to be made as soon as possible. The Board stated that if necessary a Special meeting could be called to decide on this. They also discussed the need to go out to bid for a new engineer.

7. PUBLIC COMMENTS: : It is the policy of the Planning Board/Board of Adjustment that all public comments on an issue shall be limited to one(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 the Chairman and Board members at the public microphone. NONE

8. ADJOURNMENT: Motion: Zappa Second: Wescoe Voice vote: Eight ayes, Motion passed.

Next Meeting date: July 15, 2019

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

Meeting Time: 7:30 P.M.

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

NUMBER: PB07-2019

ADOPTED:

WHEREAS, N.J.S.A. 40:55D-29 states that the governing body may authorize the Planning Board to prepare a program of municipal capital improvement projects projected over a term of at least six years. Such program may encompass project currently undertaken or future programs.; and

WHEREAS, N.J.S.A. 40:55D-31 states that whenever the Planning Board has adopted any portion of the Master Plan, the governing body, before taking action necessitating the expenditure of any public funds, shall refer the action involving such specific project to the Planning Board for review and recommendation in conjunction with such Master Plan; and

WHEREAS, there are two current capital improvements contemplated by the governing body

1. Washington Avenue (generally between McDonald Street and Maryland Avenue) – road improvements generally including repair, mill, and pave (NJDOT grant)
2. Main Street (generally between Church Street and McDonald Street) – streetscape improvements (Federal Highway Administration funding); and

WHEREAS, a formal Capital Improvements Plan has not been prepared by the Planning Board; and

WHEREAS, the 1985 Master Plan contains a Transportation Element, which does list recommended road improvements. Page 156 of the 1985 Master Plan states “The Borough should resurface Washington Avenue between the South Branch of the Raritan River and Wilson Avenue. The Borough should also address the drainage problems along Washington Avenue and, where necessary, replace sections of curb and sidewalk.”; and

WHEREAS, the 1985 Transportation Element does not note any improvements for Main Street; and

WHEREAS, the Planning Board reviewed the proposed capital improvements at their September 16, 2019 meeting; and

WHEREAS, the Planning Board concurs that the proposed capital improvement expenditure for Washington Avenue advances the recommendations of the 1985 Transportation Element; and

WHEREAS, the Planning Board has no recommendations regarding the Main Street capital improvement expenditures as the 1985 Transportation Element is silent regarding the street; and Now Therefore Be It Be Resolved on this 16th day of September 2019 on motion of _____ seconded by: _____.

Planning Board Secretary

Chairman

Introduction 09/12/2019
Publication (summary) 09/19/2019
Planning Board
Adoption
Publication (Title)

ORDINANCE 2019-029

BOROUGH OF HIGH BRIDGE COUNTY OF HUNTERDON STATE OF NEW JERSEY

Amend Land Use Ordinance for Nonconforming Lots

WHEREAS, the Land Use Ordinance has certain provisions regarding nonconforming buildings, structures, uses and lots, and the Borough wishes to clarify the treatment of certain nonconforming lots.

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:

1. Chapter 145 of the Code of the Borough of High Bridge, "Land Use and Development" (2005), Section 305 entitled "Nonconforming buildings, structures, uses and lots," is hereby amended and supplemented so that Section 145-305(I) shall now provide as follows:

I. Nonconforming lots

- (1) Whenever any nonconforming lot which legally existed as of December 23, 2004 is smaller than the minimum lot size currently required in the subject zoning district for the proposed use, and such lot is at least one-half the minimum lot size currently required in its subject zoning district, the Zoning Officer shall issue zoning permits and the Construction Official shall issue construction permits for said lot and no variance shall be required for the substandard lot area, provided that each of the following conditions are met:
 - (a) The proposed use is a permitted use in the subject zoning district;
 - (b) The applicable maximum lot coverage specified for the proposed use in the subject zoning district is not exceeded;
 - (c) The proposed new structure does not violate either the applicable maximum height requirement or the applicable minimum yard setback requirements, except that the required side yard and/or rear yard setback distances may be reduced by the same

percentage ratio that the area of the undersized lot bears to the required lot size specified for the proposed use in the subject zoning district; provided, however, that no side yard shall be reduced to less than 1/2 than otherwise required; and further provided, that the lot width is the size which was allowed by the approving authority at the time the lot was created.

- (d) All applicable parking requirements are met;
- (e) The potable water well and septic system locations confirm to all applicable Board of Health requirements; and
- (f) The subject nonconforming lot does not abut vacant land and, even if the subject lot abuts developed land, the subject nonconforming lot is the largest possible assemblage of contiguous land under the ownership of the applicant.

- (2) Whenever the owner of a lot existing at the time of adoption of this chapter has dedicated or conveyed land to the Borough, County or State in order to meet the minimum street width requirements of this chapter, and the area or depth of the lot has been rendered substandard only by virtue of such dedication or conveyance, and the owner has no other adjacent lands with which to satisfy the lot area or lot depth requirements of the zone in which the lot is located, the Zoning Officer shall issue zoning permits and the Construction Official shall issue construction permits and certificates of occupancy for said lot as if these requirements were met, and no variance shall be required for the substandard lot area and/or lot depth, as applicable.

2 All other Ordinances or parts of Ordinances inconsistent herewith are hereby amended only as to such inconsistency.

3. 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.

4. This Ordinance shall take effect upon final passage and publication in accordance with the law, and upon filing a certified copy thereof with the Hunterdon County Planning Board.