

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

Meeting Date: February 10, 2020

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 January 9, 2020 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, present; William Giordano, present; Don Howell, present; John Musnuff, present; Tom Wescoe, present; Chris Zappa, absent; Steve Dhein,, present; Michele Lee, present .
Coleen Conroy and Pablo Delgado arrived at 7:35p.m., also present were one member of the public including press and Board Secretary, Barbara Kinsky. Planning Board alternate, Joseph Suozzo sat on the Board once he read his Oath of Office.

4. OATH OF OFFICE: Joseph Suozzo; Planning Board alternate # 1term expires 12/31/20

5. 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.

6. READING AND APPROVAL OF MINUTES: January 6, 2020

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

Motion: Musnuff Second: Howell Voice vote: Eight ayes, Joseph Suozzo abstained. Motion passed.

Motion to approve the January 6, 2020 meeting minutes.

Motion: Howell, Second: Musnuff Voice Vote: Eight ayes, Joseph Suozzo abstained. Motion passed

7. NEW BUSINESS:

a. Approval of 2019 Planning Board/Board of Adjustment Annual Report

Motion to Approve 2019 Annual Report: Giordano; Second: Musnuff

Voice vote: Nine ayes, motion passed.

b. Completeness review of PB-app-02-2019, Block 19.02, Lot 81, 71 Main Street, owner: Benjamin Yu.

Motion to approve PB-app-02-2019 for completeness: Giordano Second: Wescoe

Coleen Conroy, aye;Pablo Delgado, aye; William Giordano, aye; Don Howell, aye; John Musnuff,,aye;

Tom Wescoe, aye; Chris Zappa, absent; Steve Dhein, aye; Joseph Souzzo, aye; Michele Lee, aye .

Nine ayes, motion passed.

Discussion:

Board Secretary, Barbara Kinsky, gave a brief overview of the application. She informed the Board that the Board Engineer, John Ruschke, has recommended this application be deemed complete. The Board Secretary also clarified to the Board that the variance Mr. Yu has applied for is a C variance and therefore the Planning Board is the Board that will rule on this application.

c. Board discussion of Borough Code 145-405 DB Downtown Business, and report feedback to Master Plan subcommittee.

The Board began a discussion regarding this portion of the Borough Code. The Board decided to continue the discussion after a suggestion by Mayor Lee. Mayor Lee explained that she is on the subcommittee for the Master Plan reexamination and that Borough Planner, Darlene Green has notes from the subcommittee's discussion regarding this section of the Borough's code. Mayor Lee suggested that the Board refer to the notes on previous discussion during their next meeting. Chairman Dhein agreed that this would be a productive way to approach this discussion.

8. 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

10. ADJOURNMENT: Motion to adjourn: Musnuff; Second: Howell Voice vote: Nine ayes, motion passed.

Next Meeting date: March 9, 2020

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

Meeting Time: 7:30 P.M.