

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

Meeting Date: May 18, 2020

Meeting Time: 7:30 P.M.

Meeting Location: WebEx online Planning Board meeting

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 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, absent; John Musnuff, present. Tom Wescoe, present; Chris Zappa, present; Steve Dhein, present; Michele Lee, present. Planning Board alternate, Joseph Suozzo sat in for Board member Don Howell. Planning Board Alternate Alan Mart sat in for Tom Wescoe until he arrived at 7:45pm. Councilman Zappa arrived at the meeting at 8:01pm. Also present were Borough Attorney William Caldwell, Borough Planner, Darlene Green, Director of the Department of Public Works, Frederick Roll, and Planning Board Secretary, Barbara Kinsky. There were no members of the public present at this meeting.

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 9, 2020

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

Motion: Musnuff Second: Giordano Voice vote: Eight ayes, motion passed.

Motion to approve the March 9, 2020 meeting minutes.

Motion: Giordano, Second: Musnuff Voice Vote: Eight ayes, motion passed.

7. NEW BUSINESS:

a. Adoption of Open Space & Recreation Plan as a new Element of the Master Plan.

Motion to adopt the Open Space & Recreation Plan as a new element of the Master Plan: Musnuff Second:

Giordano

Coleen Conroy, aye; Pablo Delgado, aye; William Giordano, aye; Don Howell, absent; John Musnuff, aye; Tom Wescoe, aye, Chris Zappa, aye; Steve Dhein, aye, Michele Lee aye; Joseph Suozzo, aye.

Discussion/Questions: Darlene Green gave a detailed overview of the Open space & Recreation Plan. She recognized that the development of the plan was a huge undertaking and thanked the hard work of the subcommittee. Mrs. Green also explained that this Plan is an optional element of the Master Plan. She also expressed that the Highlands funded the formation of this plan.

Mayor Lee also added that she had a few updates to the Plan. She explained that the Borough is all clear to use Dewey Avenue for the Commons natural recycling, but that the river walk idea will not be possible because of the DEP and the fact that it is C-1 zone.

The Chairman then asked if there were any public comments regarding this plan. The record reflects that there was no public response.

b. Resolution PB- 07 -2020 Memorializing the adoption of the Open Space & Recreation Plan as a new element of the Master Plan. Motion to adopt: Giordano Second: Musnuff

Coleen Conroy, aye; Pablo Delgado, aye; William Giordano, aye; Don Howell, absent; John Musnuff, aye; Tom Wescoe, aye, Chris Zappa, aye; Steve Dhein, aye, Michele Lee aye; Joseph Suozzo, aye.

c. A review of Ordinance #2019-029 for consistency with the Master Plan.

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 145 "LAND USE AND DEVELOPMENT", ATTACHMENT 2, SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS; AND AMENDING AND SUPPLEMENTING ARTICLE III "GENERAL REGULATIONS", SUBSECTION 305 "NONCONFORMING BUILDINGS, STRUCTURES, USES AND LOTS.

Motion to accept Ordinance #2020-029 as being consistent with the Master Plan: Motion: Giordano Second: Zappa

Coleen Conroy, aye; Pablo Delgado, aye; William Giordano, aye; Don Howell, absent; John Musnuff, aye; Tom Wescoe, aye, Chris Zappa, aye; Steve Dhein, aye, Michele Lee aye; Joseph Suozzo, aye.

Discussion/Questions:

Board member John Musnuff asked why the "G" (governmental) zone was not included on the table in this Ordinance. Borough Planner, Darlene Green, answered that there are currently no standards for the "G" zone.

Pablo Delgado asked a question regarding whether nonconforming uses were also protected under this ordinance. Attorney William Caldwell stated that the footprint of the structure was protected but the use was not if it was nonconforming.

The Chairman then asked if there were any public comments regarding this plan. The record reflects that there was no public response.

9. 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: Zappa Voice vote: Nine ayes, motion passed.

Next Meeting date: June 8, 2020

Meeting Location: High Bridge Rescue Squad, 95 West Main Street, High Bridge, NJ 08829 or web-ex online meeting.

Meeting Time: 7:30 P.M.