

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

Meeting Date: March 9, 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, absent; John Musnuff, present; Tom Wescoe, present; Chris Zappa, present; Steve Dhein, present, Michele Lee, present, Joseph Souzzo, present.

Also present were one member of the public, Board attorney, William Caldwell and Planning Board Secretary, Barbara Kinsky.

4. OATH OF OFFICE: Alan Mart; Planning Board alternate # 2- term expires 12/31/2021

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: February 10, 2020

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

Motion: Zappa Second: Giordano Voice vote: Nine ayes, motion passed.

Motion to approve the February 10, 2020 meeting minutes.

Motion: Zappa, second: Giordano Voice Vote: Eight ayes, Zappa abstained. Motion passed.

7. NEW BUSINESS:

a. Completeness review of PB-app-01-2020, Block 7 Lot 5, 78 Main Street, owner: Pablo Delgado

At this time Pablo Delgado recused himself. Planning Board alternate number two, Alan Mart sat on the Board.

Motion to approve the requested waiver for an engineer plan: Giordano, Second: Zappa

Coleen Conroy, aye, Pablo Delgado, recused himself; William Giordano, aye, Don Howell, absent; John Musnuff, aye; Tom Wescoe, aye, Chris Zappa, aye; Steve Dhein, aye, Michele Lee, aye, Joseph Suozzo, aye, Alan Mart, aye. Nine ayes, motion passed.

Questions/Comments:

The Planning Board Secretary clarified that this waiver was for the completeness review only. She explained that our professionals may request an engineer's plan during the technical review of the application. Mr. Delgado stated that he recorded all the information of the elevation specifics himself.

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

Coleen Conroy, aye, Pablo Delgado, recused himself; William Giordano, aye, Don Howell, absent; John Musnuff, aye; Tom Wescoe, aye, Chris Zappa, aye; Steve Dhein, aye, Michele Lee, aye, Joseph Suozzo, aye, Alan Mart, aye. Nine ayes, motion passed.

Questions/Comments: Chairman Dhein asked a question regarding the number of cars that would be parked in this driveway. Mr. Delgado answered that he intended the driveway for three cars. Mr. Dhein also asked for a location clarification. Mr. Delgado explained that the driveway would be located by the intersection of Center Street.

Mr. Souzzo asked the applicant from which street the access point of the driveway would be. Mr. Delgado responded that it would be from Main Street.

b. Discuss with Board regarding starting the April 20, 2020 meeting at 7:00pm due to Open Space Plan needing to be reviewed, as well as a previously scheduled Public Hearing for 71 Main Street.

Mayor Lee explained to the Board that the Open Space plan would be distributed to the Board as soon as it is ready.

Motion to begin the April 20, 2020 meeting at 7:00pm. Giordano, Second: Conroy

Voice vote: Nine ayes, Motion passed.

c. Discuss switching the June meeting date to June 8, 2020. (Board Secretary has conflict)

Motion to switch the June meeting date to June 8, 2020: Musnuff Second: Zappa

Voice vote: Nine ayes, Motion passed.

8. DISCUSSION: Discuss definition of floor area.

Discussion from the Board is not needed because our Attorney recommended that we go by what the professional's say. But the Board did clarify that floor area does exclude the exterior walls with the measurement of square footage.

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: Suozzo Voice vote: Nine ayes, Motion passed.

Next Meeting date: April 20, 2020

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

Meeting Time: 7:30 P.M.