

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

Meeting Date: December 16, 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, present; William Giordano, present, Don Howell, present; Keith Milne, present; Tom Wescoe, present, Chris Zappa, present, Steve Dhein, present, Michele Lee, present.

Also present were 2 members of the public, Board attorney William Caldwell and Planning Board Secretary, Barbara Kinsky.

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.

Jeffrey Angstadt spoke to the Board and introduced himself as a potential new renter in the building located at 38 Main Street.

Carl Nosenzo spoke favorably on behalf of the Angstadt family and hoped to welcome Mr. Angstadt to town. He also questioned the Ordinance that requires four steps needed on MainStreet to have a doctor's office. He stated that this Ordinance puzzled him especially regarding anyone who might be handicapped.

5. READING AND APPROVAL OF MINUTES: October 21, 2019

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

Motion: Howell; Second: Zappa Voice vote: Eight ayes, one abstention by Giordano. Motion passed.

Motion to approve the October 21, 2019 meeting minutes.

Motion: Zappa Second: Delgado Voice Vote: Eight ayes, one abstention by Giordano. Motion passed.

6. PLANNING BOARD NEW BUSINESS: RESOLUTION PB08-2019: Motion to adopt 2020 Meeting Schedule

Planning Board/Board of Adjustment: Giordano Second: Howell

Voice Vote: Nine ayes, Motion passed.

Mayor Lee and Councilman Zappa departed.

Board of Adjustment meeting begins:

7. BOARD OF ADJUSTMENT NEW BUSINESS. Completeness review of PB-app-03-2019. Jeffrey Angstadt, 38 Main Street, Block 8 Lot 7.

Motion to approve PB-app-03-2019 for completeness: Giordano Second: Howell

Coleen Conroy, aye; Pablo Delgado, aye; William Giordano, aye; Don Howell, aye; Keith Milne, aye; Tom Wescoe, aye, Steve Dhein, aye. Seven ayes, motion passed.

Discussion: Mr. Howell stated there is no site plan and he would need to request a waiver. Mr. Caldwell concurred. Mr. Milne asked a question regarding labels on the drawing and that will need to be submitted by the Public Hearing. Mr. Angstadt asked if he needed to hire a professional to do drawings, Mr. Caldwell stated that since it is already a fixed space that would not be necessary.

Chairman Dhein wanted to make sure the applicant is aware of all the Noticing and certified letters that need to be

sent and Mr. Angstadt stated that he is aware.

Mr. Delgado asked if the applicant was aware of the signage Ordinance.

8. BOARD OF ADJUSTMENT OLD BUSINESS: RESOLUTION PB09-2019, Memorializing the Riverview Village approval, 81 West Main Street, Block 30 Lots 13 & 14. Motion to approve: Howell Second: Conroy Coleen Conroy, aye. Pablo Delgado cannot vote; William Giordano, cannot vote, Don Howell, aye; Keith Milne, aye; Tom Wescoe, aye; Steve Dhein, aye.

Questions: Mr. Milne asked if there were anything left hanging. Mr. Dhein explained that there are things he needs to do, but he won't get his Certificate of Occupancy unless he does them.

Mr. Delgado asked about the placement of the COAH units. Chairman Dhein explained that the deed restrictions outlined this.

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. DISCUSSION: Chairman Dhein allowed a question from Board Member Milne and a discussion ensued regarding the adoption of Ordinance #2019-038. The Board asked for the minutes from the Council meetings that pertained to this Ordinance. Mr. Milne wanted to know if Mr. Caldwell should send a letter to Council regarding the process in which the Ordinance was adopted. Mr. Caldwell says if the Board votes and requests a letter be sent, he can do so. The Board decided that they wanted to have more information and discuss this at the next meeting. Chairman Dhein asked that this be discussed at the January meeting and put on the agenda.

11. ADJOURNMENT: Motion to adjourn: Giordano; Second: Howell Voice vote: Seven ayes, motion passed.

Next Meeting date: January 6, 2020

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

Meeting Time: 7:00 P.M.