

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

Meeting Date: December 21, 2020

Meeting Time: 7:30 P.M.

Meeting Location: Zoom online Planning Board meeting

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 on November 12, 2020 and the Express Times on November 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, absent; Pablo Delgado, present; William Giordano, present; Don Howell, present; John Musnuff, present; Tom Wescoe, present; Steve Dhein, present, but late, Councilman Zappa, present; Mayor Lee, present. Suozzo, present. Mart, present.

Due to technical difficulties, Chairman Dhein arrived at 7: 49pm.. Board Alternate Mart sat in on the Board until Chairman Dhein was able to join. Board alternate Suozzo sat on the Board in Conroy's place.

Also present were Board Attorney Caldwell, Board Engineer Nollstadt, Board Planner Darlene Green, Planning Board Secretary Barbara Kinsky, and Board Alternate Mart. There were 6 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: October 19, 2020

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

Motion: Musnuff Second: Giordano Voice vote: Six ayes, Howell and Mayor Lee abstained.

Motion to approve the October 19, 2020 meeting minutes.

Motion: Musnuff , Second: Zappa Voice Vote: Five ayes, Howell, Councilman Zappa and Mayor Lee abstained.

6. PLANNING BOARD NEW BUSINESS

a. Resolution PB-11-2020: Motion to adopt 2021 January reorganizational meeting date: Wednesday January 6, 2021 at 7:30 PM via Zoom. Motion to adopt 2021 January reorganizational meeting date: Giordano Second: Musnuff

Coleen Conroy, absent; Pablo Delgado, aye; William Giordano, aye, Don Howell, aye; John Musnuff, aye; Tom Wescoe, aye; Steve Dhein, abstain , Councilman Zappa, aye, Mayor Lee, aye, Suozzo, aye. Seven ayes, motion passed.

b. Completeness Review for PBapp-04-2020: 95 & 97 Cregar Road, Block 19, Lots 16 &18 Owner/applicant: Maureen Hagen.

Motion to approve accept the following waivers for Completeness only as listed in the December 14, 2020 Mott MacDonald review letter.(#'s 21, 33, 33, 36, and 37) Musnuff Second: Giordano

Coleen Conroy, absent Pablo Delgado, aye ; William Giordano, aye, Don Howell, aye; John Musnuff, aye; Tom Wescoe, aye; Steve Dhein, aye , Councilman Zappa, aye, Mayor Lee aye.

Question/comments.: Mr. Suozzo asked if the Planner and Engineer will address the items they requested in the Public Hearing. The items will be addressed. Planner Green also requested that all updated documents be submitted in a timely manner so that the comments can be eliminated or addressed. And the applicants Planner, Wayne Ingram confirmed that the necessary documents needed to be submitted 10 days prior to the January 11, 2021 hearing date.

Board Secretary also confirmed with Attorney Caldwell that the applicant needs to meet the publication requirements for the variances applied for.

Motion to approve for Completeness PBapp-04-2020: 95 & 97 Cregar Road, Block 19, Lots 16 &18 Owner/applicant: Maureen Hagen: Howell Second: Musnuff
Coleen Conroy, absent Pablo Delgado, aye ; William Giordano, aye, Don Howell, aye; John Musnuff, aye; Tom Wescoe, aye; Steve Dhein, aye , Councilman Zappa, aye, Mayor Lee aye.

c. Motion to request proposals for Planning Board Attorney: Giordano, Second: Zappa
Voice vote: Eight ayes, Dhein voted no, motion passed.

Before Councilman Zappa and Mayor Lee departed , Chairman Dhein thanked Councilman Zappa for all the years he put in on the Planning Board.

Board of Adjustment Meeting Begins at this point.

7. BOARD OF ADJUSTMENT NEW BUSINESS:

Completeness Review for PBapp-03-2020: 22-24 East Main Street, Block33 Lot 45 Owner/applicant: Drew Elsaesser.

Motion to approve accept the following waivers for Completeness only as listed in the December 3, 2020 Mott MacDonald review letter.(#'s 21, 33, 33, 36, and 37) Musnuff Second: Giordano
Coleen Conroy, absent Pablo Delgado, aye ; William Giordano, aye, Don Howell, aye; John Musnuff, aye; Tom Wescoe, aye; Steve Dhein, aye , Suozzo, Aye. Seven ayes, Motion Passed.

Motion to approve for Completeness: Giordano; Second: Howell
Coleen Conroy, absent; Pablo Delgado, aye; William Giordano;, aye, Don Howell, aye; John Musnuff, aye; Tom Wescoe, aye; Steve Dhein, aye, Suozzo, aye. Seven ayes, motion passed.

Questions/comments.:

Chairman Dhein explained that this application proposes to divide one lot into 2 because of the existing structures that exist on it. Darlene Green explained that she indicated in her letter dated December 2, 2020, that this application requires a D-3 conditional use variance for the two-family structure. The proposed subdivision is triggering some c variances and some non-conforming preexisting conditions because of the way the structure is laid out today. She stated that the testimony will clarify the relief needed. Planner Green is satisfied for completeness providing that all the materials requested for the public hearing are provided.

Engineer Nollstadt stated that there are some items needed as stated in the Mott MacDonald letter dated December 3, 2020. Attorney for the applicant, Kathryn Kopp stated that they will address the reports questions either prior to or at the Hearing.

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.

9. ADJOURNMENT: Motion to adjourn: Musnuff; Second: Suozzo Voice vote: Seven ayes, Motion Passed.

Next Meeting date: January 6, 2021

Meeting Location: High Bridge Rescue Squad, 95 West Main Street, High Bridge, NJ 08829 or Zoom online meeting

Meeting Time: 7:30 P.M