

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

Meeting Date: February 8, 2021 - **Meeting Time:** 7:30 P.M.

Meeting Location: Zoom virtual 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 Star Ledger and the Express Times on January 21, 2021 and the notice of and agenda for this meeting was posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led by presiding officer.

3. ROLL CALL: P = Present, A=Absent

Coleen Conroy____, Pablo Delgado, _____, William Giordano _____, Joseph Suozzo____,
John Musnuff____, Tom Wescoe____, Natalie Ferry _____, Steve Dhein____, Michele Lee____,

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.

5. READING AND APPROVAL OF MINUTES: January 25, 2021

Motion to dispense with the reading of the prior meeting's minutes:

Motion: _____ Second: _____ Voice vote:

Motion to approve the January 25, 2021 meeting's minutes.

Motion: _____, Second: _____ Voice Vote:

6. PLANNING BOARD NEW BUSINESS:

a. Swearing in of Board Alternate #1, Benjamin Yu, term expiring 12/31/2023 by Mayor Lee.

b. Resolution PB-08-2021 for PBapp-04-2020, Block 19, Lots 16 and 18, 95 and 97 Cregar Road.

Motion to approve Resolution PB-08-2021 _____ Second _____

Coleen Conroy____, Pablo Delgado, _____, William Giordano _____, Joseph Suozzo____,
John Musnuff____, Tom Wescoe____, Natalie Ferry _____, Steve Dhein____, Michele Lee____,

c. A review of Ordinance #2021-006 ORDINANCE TO ADOPT THE REVISED ZONING MAP, for consistency with the Master Plan.

Darlene Green will give a brief overview of the ordinance.

Motion to accept Ordinance #2019-029 as being consistent with the Master Plan: Motion: _____

Second: _____

Coleen Conroy____, Pablo Delgado, _____, William Giordano _____, Joseph Suozzo____,
John Musnuff____, Tom Wescoe____, Natalie Ferry _____, Steve Dhein____, Michele Lee____,

Board of Adjustment Meeting Begins at this point.

7. BOARD OF ADJUSTMENT NEW BUSINESS:

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

Motion to open Public Hearing for PBapp-03-2021: _____ Second: _____

Voice vote:

Testimony, discussion, and comments from the public.

Motion to close Public hearing for PBapp-03-2021: _____ Second: _____
Voice vote:

Motion to approve PBapp-03-2021: _____ Second: _____
Coleen Conroy_____, Pablo Delgado, _____, William Giordano _____, Joseph Suozzo _____,
John Musnuff_____, Tom Wescoe _____, Steve Dhein_____.

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.

9. **ADJOURNMENT:** Motion to adjourn: _____ Second: _____ Voice vote:

Next Meeting Date: March 15, 2021
Meeting Location: Zoom virtual meeting
Meeting Time: 7:30 P.M.