

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

**Meeting Date:** March 15, 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, and the meeting link was posted on the High Bridge Borough website. Board Members, Board Professionals, applicants and professionals for applicant's are required to have camera capability for virtual meetings.

**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. Motion to approve Resolution PB-09-2021, appointment of Anthony Todaro as Board Attorney for the remainder of 2021.**

Coleen Conroy\_\_\_\_, Pablo Delgado, \_\_\_\_\_, William Giordano \_\_\_\_\_, Joseph Suozzo\_\_\_\_,  
John Musnuff\_\_\_\_, Tom Wescoe\_\_\_\_, Natalie Ferry \_\_\_\_\_, Steve Dhein\_\_\_\_, Michele Lee\_\_\_\_\_.

Board Attorney Todaro will introduce himself to the Board.

**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.

**6. READING AND APPROVAL OF MINUTES:** March 1, 2021

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

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice vote:

Motion to approve the March 1, 2021 meeting's minutes.

Motion: \_\_\_\_\_, Second: \_\_\_\_\_ Voice Vote:

**7. PLANNING BOARD NEW BUSINESS:**

**a.** Motion to approve the Planning Board/Board of Adjustment Annual Report for 2021: \_\_\_\_\_ Second: \_\_\_\_\_  
Voice vote:

**b.** Motion to approve **ORDINANCE NO. 2021-009: AN ORDINANCE TO AMEND CHAPTER 145 "LAND USE AND DEVELOPMENT ORDINANCE", ARTICLE VC "AFFIRMATIVE MARKETING REQUIREMENTS", SECTION 145-526 "AFFORDABLE MARKETING REQUIREMENTS" AND SECTION 145-527 "ENFORCEMENT OF AFFORDABLE HOUSING REGULATIONS" TO IMPLEMENT THE REQUIREMENTS OF P.L. 2020, C.51 REGARDING DIGITAL MARKETING OF AFFORDABLE UNITS** as inconsistent with the Master Plan: \_\_\_\_\_ Second: \_\_\_\_\_

Coleen Conroy\_\_\_\_, Pablo Delgado, \_\_\_\_\_, William Giordano \_\_\_\_\_, Joseph Suozzo\_\_\_\_,  
John Musnuff\_\_\_\_, Tom Wescoe\_\_\_\_, Natalie Ferry \_\_\_\_\_, Steve Dhein\_\_\_\_, Michele Lee\_\_\_\_\_.

c. Motion to approve the Master Plan Rexamination 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 time. Mayor Lee and Councilperson Ferry depart.

**8. Board of Adjustment NEW BUSINESS:**

Resolution PB-10-2021 approval of PB-app-02-2020, Block 30, Lot 1, 145 West Main Street, owner:  
Michael Ohl.

Motion to approve Resolution PB-10-2021: \_\_\_\_\_ Second: \_\_\_\_\_  
(only those who voted "yes" at the Public Hearing can vote.)

Coleen Conroy\_\_\_\_, Pablo Delgado, \_\_\_\_\_, William Giordano \_\_\_\_\_,  
John Musnuff\_\_\_\_, Tom Wescoe\_\_\_\_, Steve Dhein\_\_\_\_\_.

**9. OLD BUSINESS:**

Completeness Review for PBapp-05-2020, 102-104 West Main Street, Block 24 Lot 17, owner Karen Ihling.

Motion to approve PBapp-05-2020 for completeness: \_\_\_\_\_ Second: \_\_\_\_\_

Coleen Conroy\_\_\_\_, Pablo Delgado, \_\_\_\_\_, William Giordano \_\_\_\_\_,Joseph Suozzo\_\_\_\_,  
John Musnuff\_\_\_\_, Tom Wescoe\_\_\_\_, Steve Dhein\_\_\_\_\_.

**10. 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.

**11. ADJOURNMENT:** Motion to adjourn: \_\_\_\_\_ Second: \_\_\_\_\_ Voice vote: \_\_\_\_\_

**Next Meeting Date:** April 19, 2021

**Meeting Location:** Zoom virtual meeting

**Meeting Time:** 7:30 P.M.