

# MINUTES OF PLANNING BOARD/BOARD OF ADJUSTMENT OF HIGH BRIDGE BOROUGH

**Meeting Date:** March 1, 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 February 25, 2021 and the notice of and agenda for this meeting was posted on the bulletin board in the Borough Hall. 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, present; **Pablo** Delgado, present, William Giordano, present Joseph Suozzo, present, John Musnuff, present; Tom Wescoe, Natalie Ferry, present; Steve Dhein, present; Michele Lee, present. Also present were Board Secretary, Barbara Kinsky and Board Alternates, Benjamin Yu and Alan Mart.

**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:** February 8, 2021

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

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

Motion to approve the February 8, 2021 meeting's minutes.

Motion: Giordano, Second: Ferry Voice Vote: Nine ayes, motion passed.

## 6. PLANNING BOARD NEW BUSINESS:

**a. Motion to approve ORDINANCE 2021-008 AN ORDINANCE TO AMEND CHAPTER 334 OF THE CODE OF THE BOROUGH OF HIGH BRIDGE ENTITLED "STORMWATER MANAGEMENT" TO REFLECT AMENDMENTS TO THE NEW JERSEY STORMWATER MANAGEMENT RULES AT N.J.A.C. 7:8, ADOPTED MARCH 2, 2020 AND THE STORMWATER CONTROL ORDINANCE AMENDMENTS CONTAINED WITHIN THE HIGHLANDS REGIONAL MASTER PLAN, ADOPTED OCTOBER 2019**

as not inconsistent with the Master Plan: Lee Second: Giordano

Coleen Conroy, aye; Pablo Delgado, aye; William Giordano, aye; Joseph Suozzo, aye; John Musnuff, aye; Tom Wescoe, aye; Natalie Ferry, aye; Steve Dhein, aye; Michele Lee, aye. Nine ayes, motion passed.

Questions/comments:

Borough Engineer Patrick Brennan gave an overview of the Stormwater Management ordinance.

Mayor Lee asked for an example of an older project that would not have been addressed by this ordinance, but now would be.

Mr. Brennan explained by citing a fictitious example. If a property has one large building on it that takes up the entire property and that building was demolished and a parking lot was added to the property, if that parking lot exceeds 10,000 square feet or a quarter acre, it will now have to meet the major development guidelines. It would need to meet the total suspended solid removal; it would need to meet groundwater recharge and it would need to meet the quantity removal requirements. If, however, it was just a site that was being redeveloped, and is less than an acre with an existing footprint including defined parking, then the impervious coverage would not be significantly altered. Therefore, it would not meet the definition of a major development.

Board Member Suozzo asked for clarity regarding the reasoning for this ordinance. Mr. Brennan explained that the stormwater chapter of the land use ordinance was redone based off the NJ DEP. This is a requirement across the board and every municipality had to meet their own minimum standards. The additional part is because High Bridge is within the highlands. This is not unique to just High Bridge This is something that every municipality within the highlands and within New Jersey must implement.

Board Member Suozzo then requested that in the future when Ordinances are brought before the Board for a vote to have an indication as to what changes have been made. Board Secretary Kinsky stated that she will request this from the engineer/planner in the future.

Board Member Wescoe asked if an applicant were unable to meet the criteria on site with a development scheme would the Borough then step in and create an acceptable plan? Mr. Brennan replied that would only apply to the groundwater recharge portion. So, as it is right now, under the old rules, any applicant that is considered a major development must show an annual recharge on sight of infiltrating stormwater runoff to meet their deficit from the preexisting condition. As part of these new rules, there is no waiver permitted.

Board Member Delgado asked how this Ordinance will affect the property at 100 West Main Street. Mr. Brennan explained that 100 West Main Street redevelopment was always going to be a major development. They were always going to be required to meet the old rules and now there will be different and additional criteria to meet.

#### **b. Selection of Board Attorney for remainder of 2021:**

Chairman Dhein explained that there were three applicants for Board attorney. A discussion ensued amongst the Board regarding the selection of a Planning Board Attorney for the remainder of 2021.

Motion to appoint Anthony Todaro as Planning Board attorney for the remainder of the 2021 year. Motion: Giordano Second: Ferry

Coleen Conroy, aye; Pablo Delgado, aye; William Giordano, aye; Joseph Suozzo, aye; John Musnuff, aye; Tom Wescoe, aye; Natalie Ferry, aye; Steve Dhein, abstain; Michele Lee, aye. Eight ayes, one abstention, motion passed.

Comments: The Board discussed the method of recognizing Attorney Caldwell for his years of service. Chairman Dhein stated that he would contact Mr. Caldwell. Chairman Dhein asked that a letter be sent to Mr. Caldwell thanking him for his years of service to the Borough of High Bridge.

**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: Lee Voice vote:

**Next Meeting Date:** March 15, 2021

**Meeting Location:** Zoom virtual meeting

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