

MINUTES 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. CALLED TO ORDER BY CHAIRMAN STEVE DHEIN

2. FLAG SALUTE LED BY CHAIRMAN STEVE DHEIN

3. ROLL CALL:

Coleen Conroy, present	Pablo Delgado, present	William Giordano, present
Joseph Suozzo, present	John Musnuff, present	Tom Wescoe, present
Natalie Ferry, present	Steven Dhein, present	Michele Lee, present

Also present were Attorney Todaro, Deputy Planning Board Secretary Adam Young, Planning Board Alternates Benjamin Yu and Alan Mart, and four members of the public and press.

4. MOTION TO APPROVE RESOLUTION PB-09-2021,

appointment of Anthony Todaro as Board Attorney.

Attorney for the remainder of 2021. Motion / Second: Giordano / Ferry

Roll call: Conroy, yes ; Delgado, yes ; Giordano, yes ; Suozzo, yes ; Musnuff, absent ; Yu, yes ; Ferry, yes ; Dhein, yes ; Lee, yes ; Motion passes: 8 yes, 1 absent

Board Attorney Todaro introduced himself to the Board and gave some background of his professional experience. At this time Alternate Alan Mart joined the meeting.

5. PUBLIC COMMENTS: NONE

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

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

Motion / Second: Suozzo / Mart. Voice vote: 8 yes. 1 absent. Motion passes.

Motion to approve the March 1, 2021 meeting's minutes. Motion / Second: Suozzo / Ferry
Voice vote: 8 yes. 1 absent. Motion passes.

At this time Board members John Musnuff and Tom Wescoe joined the meeting.

7. PLANNING BOARD NEW BUSINESS:

a. Motion to table the Planning Board/Board of Adjustment Annual Report for 2021:

Motion / Second: Giordano / Musnuff. Voice vote: 8 yes. 1 absent. Motion passes.

b. Planner Darlene Green gave an overview of the intent of Ordinance No. 2021-009.

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 consistent with the Master Plan: Motion / Second: Giordano / Lee

Roll call: Conroy, yes ; Delgado, yes ; Giordano, yes ; Suozzo, yes ; Musnuff, yes ; Wescoe, yes ; Ferry, yes ; Dhein, yes ; Lee, yes ; Motion passes: 9 yes

c. MASTER PLAN REEXAMINATION:

Planner Darlene Green gave an overview of the history of the Borough's Master Plan, grant monies utilized from the Highlands, gave a review of what the new report covers including objectives, updates from the previous Master Plan, changes in policies that impact the Master Plan, affordable housing, the plan endorsement amendment, plan updates, and stated that High Bridge has garnered a positive relationship with the Highlands. Board member Ferry asked about updating information pertaining to the Historical Committee. Mrs. Green stated that it is a report summarization. Mayor Lee spoke about the sub-committee member involvement. Board member Conroy and the other members stated that they appreciate the hard work and the continued progress.

Motion to approve the Master Plan Reexamination with plan endorsement:

Motion / Second: Lee / Ferry

Roll call: Conroy, yes ; Delgado, yes ; Giordano, yes ; Suozzo, yes ; Musnuff, yes ; Wescoe, yes ; Ferry, yes ; Dhein, yes ; Lee, yes ;

Motion passes: 9 yes

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 I, 145 West Main Street, owner: Michael Ohl. Mr. Ohl stated that he accepts the Resolution as written.

Motion to approve Resolution PB-10-2021: Motion / Second: Giordano / Musnuff

Roll call: Conroy, yes ; Delgado, yes ; Giordano, yes ;

Musnuff, yes ; Wescoe, yes ; Dhein, yes ; Motion passes: 6 yes

9. OLD BUSINESS:

Completeness review for PB-app-05-2020, 102-104 West Main Street, Block 24 Lot 17, owner Karen Ihling. Karen Ihling asked that the application be expedited. Planner Darlene Green and Chairman Dhein stated that sufficient escrow monies need to be received to proceed with professional review. Ms. Ihling stated the escrow monies have been sent.

Motion to approve PB-app-05-2020 for completeness: Motion / Second: Giordano / Musnuff

Conroy, yes ; Delgado, yes ; Giordano, yes ; Suozzo, yes ; Musnuff, yes ;

Wescoe, yes ; Dhein, yes ; Motion passes: 7 yes

10. PUBLIC COMMENTS:

Chairman Dhein spoke about the completeness process and stated that he would like to change the code to allow the Planning Board professionals and/or applicants to be present for completeness. The board stated their support for this. Attorney Todaro stated he will circulate some options for the Board's review.

11. ADJOURNMENT:

Motion to adjourn: Motion / Second: Musnuff / Giordano

Voice vote: 7 yes. Motion passes.

Next Meeting Date: April 19, 2021 - Meeting Time: 7:30 P.M. - Meeting Location: Zoom virtual meeting