

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

Date: May 24, 2021 – 7:30 p.m. – 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 Hunterdon Democrat and the Express Times on May 20, 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.

Due to technical difficulties please note that video was not available for this meeting.

2. FLAG SALUTE: Led by presiding officer.

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, Planning Board Secretary, Barbara Kinsky, Board Planner Darlene Green and Board Alternates Benjamin Yu and Alan Mart, and one member of the public and press.

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: May 17, 2021

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

Motion/ Second: Musnuff/Giordano Voice vote: 9 yes votes, motion passed.

Motion to approve the May 17, 2021, meeting's minutes.

Motion/Second: Musnuff/ Suozzo

Conroy, yes; Delgado, yes; Giordano, yes; Suozzo, yes; Musnuff, yes; Wescoe, yes; Ferry, abstain Dhein, yes; Lee, yes. 8 yes votes, 1 abstention. Motion passed.

6. PLANNING BOARD NEW BUSINESS: Golf Course Redevelopment Plan presentation by Darlene Green

a. Motion to approve the Golf Course Redevelopment Plan as consistent with the Master plan:

Motion/Second: Giordano/ Musnuff

Conroy, yes; Delgado, yes; Giordano, yes; Suozzo, yes; Musnuff, yes; Wescoe, abstain; Ferry, yes, Dhein, yes; Lee, yes. 8 yes votes, 1 Abstention. Motion passed.

Darlene Green gave a detailed explanation and description of the Golf Course Redevelopment Plan. She explained the purpose of the plan and the way it will benefit the Borough of High Bridge. Ms. Green explained that Section 3 of the Plan pertains to the Master Plan.

Mr. Musnuff questioned whether the buildings on Cregar Road across from the golf course are offices and then asked a question regarding the frontage of the property and what parts are in High Bridge versus Clinton Township. Darlene answered that the request can be made to the governing body to change the wording, but Mr. Musnuff stated that he is fine as it is written. Mr. Musnuff then inquired why the Plan does not require an electric car charging station. Ms. Green answered that it is a requirement under the State that electric car charging stations be addressed in the Redevelopment Plan. However, due to the cost to the Borough she opted

not to make the electric charging stations mandatory. Mayor Lee also commented that installing the electric car charging stations is a long-term goal. Mayor Lee stated that she is in favor of the charging stations, however they are expensive. She also acknowledged that there are opportunities to apply for grant monies for the charging stations, but it is a time-consuming process.

Mr. Delgado commented on the fact that the Redevelopment Plan does not include a residential component. Mayor Lee stated that she met with several individuals to talk about options for the golf course. Due to the Highlands Restrictions and Green Acres options are limited. Mayor Lee also stated that the goal of this discussion is to determine if the Redevelopment Plan is in line with what is best suited for High Bridge. Mrs. Conroy asked if this Redevelopment Plan is not approved, could another developer add buildings to the lot and increase the impervious coverage. Ms. Green responded that with the Highlands, we are limited to expanding the existing impervious coverage on the golf course, to no more than a quarter acre. Ms. Green stated that this does not mean that it could not happen, but if it did it would trigger not just the Borough's Ordinances, but also the Highlands Land Use Ordinance. The Highlands Land Use Ordinance is very expensive as it requires very specific environmental studies.

b. Motion to adopt PB-Resolution 14-2021 Golf Course Redevelopment Plan

Motion/Second: Musnuff/Lee

Conroy, yes; Delgado, yes; Giordano, yes; Suozzo, yes; Musnuff, yes; Wescoe, abstain; Ferry, yes, Dhein, yes; Lee, yes. 8 yes votes, 1 Abstention. Motion passed.

Board of Adjustment Meeting Begins at this point

8. BOARD OF ADJUSTMENT OLD BUSINESS:

Resolution PB-13-2021 approval of PBapp-05-2020: 102-104 West Main Street, Block 24 Lot 17

Owner/applicant: Karen Ihling

Motion/Second: Giordano/Musnuff

(only those who voted "yes" at the Public Hearing can vote.)

Conroy, yes; Delgado, yes; Giordano, yes; Musnuff, yes; Dhein, yes. Five yes votes, motion passed.

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 /Second: Suozzo/ Musnuff Voice vote: 9 yes votes, motion passed.

Next Meeting Date: June 21, 2021

Meeting Location: TBD

Meeting Time: 7:30 P.M.

BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY

RESOLUTION PB-15-2021

ADOPTED

IN RE APPLICATION FOR A N.J.S.A. 40:55D-70(d)(1)
USE VARIANCE, BLOCK 8, LOT 7, 38 MAIN STREET.

WHEREAS, the applicant has applied for a N.J.S.A. 40:55D-70(d)(1) use variance to deviate from the terms of the Municipal Zoning Ordinance which requires steps into a first floor office; and

WHEREAS, the Board previously determined that the application was complete; and

WHEREAS, the Board received the testimony of Chris Nusser, PE, PP and Dr. Angstadt;
and

WHEREAS, the public was afforded an opportunity to provide testimony concerning the application; and

WHEREAS, based on the application, the documentary evidence and the testimony of witnesses, the Board makes the following findings of fact and conclusions of law.

The premises are currently located at 38 Main Street. The first floor is divided into two spaces. The application is for only one space which would be to the left as you enter the building.

The applicant proposes conducting a chiropractic practice in the office. Generally, the hours are 6:00 a.m. to 8:00 p.m. Only one patient is seen at a time. An existing patient's appointment lasts approximately ten minutes. A new patient's appointment lasts approximately forty-five minutes.

In addition to the applicant there would be an office manager. The hours of employment of the office manager were not set forth by the applicant.

The applicant is not proposing any exterior changes to the building. Parking would be on the street or on the lot on McDonald Street. The applicant is proposing to replace a preexisting faceplate for signage.

Since the intended purpose of the zone plan is to provide for visual interaction between activity on the street and activity in the building, the Board determined that there should be no covering on the windows. The Board finds that filling of the current vacant space in the building promotes the interest of the public. The Board finds that the use is compatible with the zone. The Board further finds that all prior approval conditions granted the structure shall continue and must be adhered to.

If so, the Board finds that there will not be a substantial detriment to the zone plan. The Board finds that the application satisfies the legal criteria for the granting of a N.J.S.A. 40:55D-70(d)(1) (flexible areas) and that the benefits substantially outweigh any detriments. The Board makes this determination based on the particular and unique facts presented in support of this application.

NOW, THEREFORE, BE IT RESOLVED, on motion of Giordano, seconded by Howell that the application to utilize approximately 783 square feet of 38 Main Street be and the same is hereby approved, subject to the following conditions:

1. Payment of fees and taxes.
2. There shall be no covering on the windows.
3. No expansion of the preexisting sign.
4. Continuation and enforcement of all prior conditions relating to the property.

Attest:

Borough of High Bridge Board Adjustment

Planning Board Secretary

Barbara Kinsky

Planning Board Chairperson

Steve Dhein