MEETING MINUTES OF
THE PLANNING BOARD/BOARD OF ADJUSTMENT
OF HIGH BRIDGE BOROUGH

Meeting Date: July 20, 2020 **Meeting Time**: 7:30 P.M.
Meeting Location: Zoom online Planning Board meeting

1. **CALL TO ORDER:**
This is 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 County Democrat and the Express Times on January 9, 2020 and the Notice of and agenda for this meeting were posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led by presiding officer.

3. ROLL CALL:
Coleen Conroy, present; Pablo Delgado, present; William Giordano, present; Don Howell, absent; John Musnuff, present. Tom Wescoe, present; Chris Zappa, absent; Steve Dhein, present; Michele Lee, present. Joseph Suozzo, present.
Also present were three members of the public, Borough Planner, Darlene Green, Borough Engineer Samantha Anello and Planning Board Secretary, Barbara Kinsky.

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: June 8, 2020
Motion to dispense with the reading of the prior meetings minutes:
Motion: Giordano Second: Musnuff Voice vote: Eight ayes. Motion passed.

Motion to approve the June 8, 2020 meeting minutes.
Motion: Suozzo, Second: Giordano Voice Vote: Eight ayes. Motion passed.

6. OLD BUSINESS:
Completeness Review for PBapp-02-2020: 145 West Main Street, Block 30, Lot 1. Owner/applicant: Michael Ohl.
Motion to approve for Completeness: Giordano Second: Musnuff
Coleen Conroy, aye; Pablo Delgado, aye; William Giordano, aye; Don Howell, absent; John Musnuff, aye.
Tom Wescoe, aye; Steve Dhein, aye; Joseph Suozzo.

Question/comments.: Darlene Green stated that the deed submitted by Mr. Ohl did satisfy her concerns regarding ownership. Board engineer, Samantha Anello also explained that they had a licensed surveyor in their office review the deed and tax records. The surveyor concluded that the property is owned by the applicant and the confusion was due do a clerical error. Samantha stated that this clarifies the first point on the completeness checklist. Samantha stated that the only other open issue is the fact that this lot is encumbered by both freshwater wetlands and flood hazard areas from the DEP. They have not received anything from the applicant regarding a letter of interpretation from the DEP. The applicant's engineer, Chris Nusser stated that the applicant did take the deed and all is currently updated. He also explained that he can provide the Wetlands LOI to the Board. Mr. Nusser also stated that the property is in a flood hazard area and does require a permit from the DEP. He stated that the permit has been issued, but the State is unable to locate it. Mr. Nusser does have emails verifying the existence of the permit but is trying to get a copy from the State. He will submit documentation verifying this information for the Public Hearing. Chairman Dhein expressed concern that the permit would need to be submitted to have the Hearing. Darleen Green clarified that since it is an outside agency it is not unheard of to just make approval contingent on a DEP approval because we need to abide by the MLUL and the state and county have their own timelines.

7. NEW BUSINESS:
Completeness review of PB-app-02-2019, Block 19.02, Lot 81, 71 Main Street, owner: Benjamin Yu.
Motion to approve PB-app-02-2019 for completeness: Wescoe Second: Giordano
Coleen Conroy, aye; Pablo Delgado, aye; William Giordano, aye; Don Howell, absent ; John Musnuff, aye;Tom Wescoe, aye; Steve Dhein, aye; Joseph Suozzo, aye. Eight ayes, motion passed.
Questions/comments: Both the engineer and Planner are satisfied regarding completeness. Mr. Suozzo asked for clarification of the new materials that were submitted. Board Secretary Barbara Kinsky explained that a lighting plan was requested form

the engineer, which Mr. Yu submitted. Mr. Yu was also applying for another variance for exemption from having a loading zone.

8:13pm Attorney Caldwell arrived at the meeting.

8. DISCUSSION: Chairman Dhein and Board Secretary, Barbara Kinsky initiated a discussion regarding the possibility of an additional meeting being held to accommodate applicants.

9. 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: Musnuff; Second: Giordano Voice vote: Eight ayes, Motion passed.
Next Meeting date: August 17,2020
Meeting Location: High Bridge Rescue Squad, 95 West Main Street, High Bridge, NJ 08829 or Zoom online meeting
Meeting Time: 7:30 P.M.