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

Meeting Date: June 27, 2022 - **Meeting Time:** 7:30 P.M.
Meeting Location: 95 West Main Street, High Bridge, NJ 08829

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, March 10, 2022, 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:
Delgado, absent; Ferry, present; Giordano, present; Lee, present; Mart, present; Suozzo, present; Yu, present; Musnuff, absent; Dhein, present; Epstein, present.
Board Alternate Epstein sat in for an absent Board member.
Also present were Board Attorney Robert Davidow, Board Planner Darlene Green, Board Secretary Barbara Kinsky and three members of the public.

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 three (3) 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. Each person may speak once during a public comments section. 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 25, 2022
Motion to dispense with the reading of the prior meeting minutes:
Motion/ Second: Suozzo/Ferry Voice vote: 7 yes votes and 1 abstention by Giordano. Motion passed.

Motion to approve the May 25, 2022, meeting minutes.
Motion/Second: Suozzo/Mart
Delgado, absent; Ferry, yes; Giordano, abstain; Lee, yes; Mart, yes; Suozzo, yes; Yu, yes;
Musnuff, absent; Dhein, yes; Epstein, yes. 7 yes votes and 1 abstention by Giordano. Motion passed

6. PLANNING BOARD NEW BUSINESS:
A review of the following Ordinances for Master Plan Consistency:

a. **ORDINANCE NO. 2022-025: AN ORDINANCE TO AMEND CHAPTER 145 "LAND USE AND DEVELOPMENT ORDINANCE", SECTIONS 145-104, 145-302, 145-306, 145-308, 145-405, 145-409, AND 145-603 TO AMEND AND SUPPLMENT THE CODE TO IMPLEMENT THE RECOMMENDATIONS OF THE 2021 MASTER PLAN & DEVELOPMENT REGULATIONS REEXAMINATION**
b. **ORDINANCE NO. 2022-026: AN ORDINANCE TO AMEND CHAPTER 145 "LAND USE AND DEVELOPMENT ORDINANCE", SECTION 145-406 "C, COMMERCIAL ZONE" TO AMEND AND SUPPLEMENT THE CODE TO IMPLEMENT THE RECOMMENDATIONS OF THE 2021 MASTER PLAN & DEVELOPMENT REGULATIONS REEXAMINATION**
c. **ORDINANCE NO. 2022-027: AN ORDINANCE TO AMEND CHAPTER 145 "LAND USE AND DEVELOPMENT ORDINANCE", SECTION 145-407 "R-O-M, RESEARCH/OFFICE/ MANUFACTURING" TO AMEND AND SUPPLEMENT THE CODE TO IMPLEMENT THE RECOMMENDATIONS OF THE 2021 MASTER PLAN & DEVELOPMENT REGULATIONS REEXAMINATION**

d. **ORDINANCE NO. 2022-033: AN ORDINANCE TO AMEND CHAPTER 145 "LAND USE AND DEVELOPMENT ORDINANCE", ATTACHMENT 2 "SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS" TO IMPLEMENT THE RECOMMENDATION OF THE 2021 MASTER PLAN & DEVELOPMENT REGULATIONS REEXAMINATION**
e. **ORDINANCE NO. 2022-024: ORDINANCE TO AMEND CHAPTER 145 "LAND USE AND DEVELOPMENT ORDINANCE", ATTACHMENT 2 "SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS" TO IMPLEMENT THE RECOMMENDATION OF THE 2021 MASTER PLAN & DEVELOPMENT REGULATIONS REEXAMINATION (NO CHART)**

Discussion/Comments: Board Planner Darlene Green gave an overview for each of the Ordinances.

Motion to accept Ordinance #2022-025 as being consistent with the Master Plan: Giordano Second: Mart Delgado, absent; Ferry, yes; Giordano, yes; Lee, yes; Mart, yes; Suozzo, yes; Yu, yes; Musnuff, absent; Dhein, yes; Epstein, yes. 8 yes votes. Motion passed.

Motion to accept Ordinance #2022-026 as being consistent with the Master Plan: Giordano Second: Mart Delgado, absent; Ferry, yes; Giordano, yes; Lee, yes; Mart, yes; Suozzo, yes; Yu, yes; Musnuff, absent; Dhein, yes; Epstein, yes. 8 yes votes. Motion passed.

Motion to accept Ordinance #2022-027 as being consistent with the Master Plan: Lee Second: Ferry Delgado, absent; Ferry, yes; Giordano, yes; Lee, yes; Mart, yes; Suozzo, yes; Yu, yes; Musnuff, absent; Dhein, yes; Epstein, yes. 8 yes votes. Motion passed.

Motion to accept Ordinance #2022-033 as being consistent with the Master Plan: Giordano Second: Mart Delgado, absent; Ferry, yes; Giordano, yes; Lee, yes; Mart, yes; Suozzo, yes; Yu, yes; Musnuff, absent; Dhein, yes; Epstein, yes. 8 yes votes. Motion passed.

Motion to accept Ordinance #2022-024 as being consistent with the Master Plan_____ Second; _____ Delgado_____, Ferry, _____Giordano_____, Lee_____, Mart_____, Suozzo_____, Yu_____, Musnuff_____, Dhein_____.
No motion was made because Ordinance #2022-024 was missing a chart when it was introduced at the Council meeting. Ordinance #2022-033 was introduced in its place with the chart included.

7. OLD BUSINESS: The Planning Board Secretary gave status updates on pending applications. Board Attorney Robert Davidow also explained that applications adhere by the zoning in place at the time of submission unless the changes lessen the restrictions for the zone and favor the applicant.

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 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. Each person may speak once during a public comments section. No debating between residents. Comments should be addressed to the Chairman and Board members at the public microphone. **NONE**

9. ADJOURNMENT: Motion to adjourn: Suozzo Second: Lee Voice vote: 8 yes votes. Motion passed.

Meeting concluded at 8:06 p.m.

Next Meeting Date: July 18, 2022
Meeting Location: Rescue Squad Building, 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.