MEETING AGENDA OF
PLANNING BOARD/BOARD OF ADJUSTMENT
OF HIGH BRIDGE BOROUGH

Meeting Date: September 18, 2023 **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 Review on June 14, 2023 and in the Hunterdon County Democrat on December 22, 2022. 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_____, Ferry, _____Giordano_____, Lee_____, Mart_____, Suozzo_____, Yu_____, Conroy_____, Musnuff_____.

4. PUBLIC COMMENTS: It is the policy of the Planning Board that all public comments on an issue shall be limited to 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.

5. READING AND APPROVAL OF MINUTES: August 21, 2023
Motion to dispense with the reading of the prior meetings minutes:
Motion: _____ Second: _____ Voice vote:

Motion to approve August 21, 2023, meeting minutes. Motion: _____, Second: _____
Delgado_____, Ferry, _____Giordano_____, Lee_____, Mart_____, Suozzo_____, Yu_____, Conroy_____, Musnuff_____.

6. **NEW BUSINESS: Master Plan Consistency**

a. ORDINANCE NO. 2023-026

AN ORDINANCE TO AMEND CHAPTER 145 "LAND USE AND DEVELOPMENT", SECTION 145-405 "DB, DOWNTOWN BUSINESS" AND SECTION 145-406.1 "MUC, MIXED-USE CORRIDOR ZONE", AND THE "100 WEST MAIN STREET REDEVELOPMENT PLAN" TO AMEND AND SUPPLEMENT THE CODE TO ELIMINATE DRIVE-THROUGH FACILITIES WITHIN EACH ZONE/PLAN AREA TO ADVANCE THE BOROUGH'S APPLICATION FOR DESIGNATION AS A TRANSIT VILLAGE. A review of Ordinance #2023-026 for consistency with the Master Plan.
Motion to accept Ordinance #2023-026 as being consistent with the Master Plan: Second:
Delgado_____, Ferry, _____Giordano_____, Lee_____, Mart_____, Suozzo_____, Yu_____, Conroy_____, Musnuff_____.

b. ORDINANCE NO. 2023-028

AN ORDINANCE TO SUPPLEMENT AND AMEND CHAPTER 145 "LAND USE AND DEVELOPMENT", SECTION 145-306 "OFF-STREET PARKING AND LOADING", SECTION 145-405 "DB, DOWNTOWN BUSINESS", AND SECTION 145-409 "SPECIAL REGULATIONS FOR CONDITIONAL USES", OF THE CODE OF THE BOROUGH OF HIGH BRIDGE TO CLARIFY THE PROVISIONS APPLICABLE FOR MULTI-FAMILY INCLUSIONARY DEVELOPMENT AND MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WITHIN THE DB - DOWNTOWN BUSINESS ZONING DISTRICT

A review of Ordinance #2023-028 for consistency with the Master Plan.
Motion to accept Ordinance #2023-028 as being consistent with the Master Plan: Second:
Delgado_____, Ferry, _____Giordano_____, Lee_____, Mart_____, Suozzo_____, Yu_____, Conroy_____,
Musnuff_____.

Board of Adjustment meeting begins at this time.

7. Board of Adjustment NEW BUSINESS Resolution PB-15-2023 memorializing approval of PBapp-02-2021: 77 Main Street, Block 19.02, Lot, 79, owner/applicant Fish Head Properties, LLC

Motion to approve Resolution PB-12-2023_____ Second_____ (only those who voted in favor may vote)

Giordano_____, Mart_____, Suozzo_____, Conroy_____, Musnuff_____, Matos_____, Brosnan____.

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.

9. ADJOURNMENT: Motion to adjourn/Second: Voice vote:

Next Meeting Date: October 16, 2023
Meeting Location: Rescue Squad Building, 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.