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

Meeting Date: March 18, 2024 - **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 December 27, 2023, and The Hunterdon Democrat on December 28, 2023. 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. SWEARING IN: Board Alternate #2, Tom Osborne, term expires 12/31/2025

4.ROLL CALL:
Brosnan, absent; Conroy, present; Giordano, present; Lee, present; Mart, absent; Musnuff, present; Nowell, present; Suozzo, present; Yu, present; Osborne, present.
Also present were one member of the public, a representative of the Board's Planner, Austin Bejin and Planning Board Secretary, Barbara Kinsky.

5. PUBLIC COMMENTS: It is the policy of the Planning Board that all public comments on an issue shall be limited to 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. No debating between residents. Comments should be addressed to the Chairman and Board members at the public microphone. **NONE**

6. READING AND APPROVAL OF MINUTES: February 26, 2024
Motion to dispense with the reading of the prior meetings' minutes:
Motion/ Second: Lee/Giordano Voice vote: 7 yes votes, one abstention from Vice-chairman Suozzo, motion passed.

Motion to approve the February 26, 2024, meeting minutes. Motion/Second: Lee/Nowell
Brosnan, absent; Conroy, yes; Giordano, yes; Lee, yes; Mart, absent; Musnuff, yes; Nowell, yes; Suozzo, yes; Yu, yes; Osborne, yes. 8 yes votes, motion passed.

7. NEW BUSINESS: Master Plan Consistency: ORDINANCE 2024-010
AN ORDINANCE ADOPTING THE CASA MAYA REDEVELOPMENT PLAN
A review of Ordinance #2024-010 for consistency with the Master Plan.

Austin Bejin,, a planner from Colliers Engineering, gave an overview of the Casa Maya Redevelopment Plan. The following topics were discussed:

- Location of the easement
- Metes and bounds description of the parcel.
- If a parking garage qualify as a commercial use.
- Actual address of the parcel.
- Plan provides an option for multifamily without commercial use.
- Plan is an overlay zone and can utilize Downtown Business zoning or the redevelopment plan zoning.
- The easement area does count towards lot coverage.
- Concerns expressed regarding the impact on a Transit village designation if no retail or commercial is developed on this parcel.

Motion to accept Ordinance #2024-010 as being consistent with the Master Plan with the following comments:
1. Clearer copy of the survey
2. Boundary of properties determined by metes and bounds not simply blocks and lots
3. Better easement description and more information regarding the easement
4. Clarify the address of the property (is property on Main Street?)

Motion /Second: Lee/Nowell
Brosnan, absent; Conroy, yes; Giordano, yes; Lee, yes; Mart, absent; Musnuff, yes; Nowell, yes; Suozzo, yes; Yu, yes; Osborne, yes. 8 yes votes, motion passed.

8. PUBLIC COMMENTS: It is the policy of the Planning Board 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. No debating between residents. Comments should be addressed to the Chairman and Board members at the public microphone. **NONE**

9. ADJOURNMENT: Motion to adjourn: Lee Second: Suozzo Voice vote: 8 yes votes, motion passed.
Next Meeting Date: April 15, 2024
Meeting Location: Rescue Squad Building, 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.