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

Meeting Date: January 22, 2024 - **Meeting Time:** 7:30 P.M.
Meeting Location: 95 West Main Street, High bridge, NJ 08829

1. CALL TO ORDER:
This is a reorganizational 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. ROLL CALL:
Brosnan, present; Conroy, present; Giordano, present; Lee, absent; Mart, absent; Musnuff, absent; Nowell, present; Suozzo, present; Yu, present, Epstein, present.
Also present was Planning Board Secretary, Barbara Kinsky and one member of the public.

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. NONE

5. READING AND APPROVAL OF MINUTES: December 18, 2023, and January 8, 2024
Motion to dispense with the reading of the prior meetings' minutes:
Motion/Second: Nowell/Brosnan Voice vote: 7 yes votes, motion passed.

Motion to amend the December 18, 2023, meeting minutes; amended "Common's to Commons' " and approve amended minutes. Motion/Second: Giordano/Brosnan
Brosnan, yes; Conroy, yes; Giordano, yes; Lee, absent; Mart, absent; Musnuff, absent; Nowell, yes; Suozzo, yes; Yu, yes; Epstein, yes. 7 yes votes, motion passed.

Motion to approve January 8, 2024, meeting minutes. Motion:/Second: Giordano/Brosnan
Brosnan, yes; Conroy, yes; Giordano, yes; Lee, absent; Mart, absent; Musnuff, absent; Nowell, yes; Suozzo, yes; Yu, yes; Epstein, yes. 7 yes votes, motion passed.

The Board of Adjustment meeting begins at this time.

6. NEW BUSINESS:
Motion to approve Resolution PB-08-2024 RESOLUTION OF THE BOROUGH OF HIGH BRIDGE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT GRANTING USE AND BULK VARIANCES NECESSARY TO CONVERT A PORTION OF AN EXISTING DETACHED GARAGE INTO A COMMERCIAL KITCHEN ON PROPERTY LOCATED AT 76 MAIN STREET (BLOCK 9, LOT 1) APPLICATION NO. PBapp-02-2023 76 Main Street, Block 9, Lot 1, Owners/applicant: Christina Lynn Whited: Giordano Second: Brosnan
Brosnan, yes; Conroy, yes; Giordano, yes ;Mart, absent ; Suozzo,yes; Musnuff, absent.
(only those who voted in the affirmative at the public hearing may vote on the resolution.)

7. PUBLIC COMMENTS: It is the policy of the Planning Board that all public comments on an issue shall be limited to five (5) 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.

Christina Whited, 76 Main Street speaking for the High Bridge Business association, spoke about:

- being in favor of changes to the sign ordinance.
- Participating in discussions regarding the sign ordinance.
- Action taken by the Borough regarding violation letters sent to businesses on Main Street who had a sandwich board sign.
- Having less restrictive guidelines for signage

8. ADJOURNMENT: Motion to adjourn: Yu Second: Brosnan Voice vote: 7 yes votes, motion passed.
Next Meeting Date: February 26, 2024
Meeting Location: : Rescue Squad Building, 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.