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

Meeting Date: August 18, 2025 - **Meeting Time:** 6:30 P.M.
Meeting Location: 7 Maryland Avenue, 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 and The Star Ledger on August 13, 2025. Notice of and agenda this meeting were posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led by presiding officer.

3. ROLL CALL:
Brosnan _____, Conroy _____, Koffman_____, Lee_____, Mart_____, Musnuff_____, Ryder _____, Suozzo_____, Yu_____.

4. 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.

5. READING AND APPROVAL OF MINUTES: July 21, 2025
Motion to dispense with the reading of the prior meetings' minutes:
Motion: _____ Second: _____ Voice vote:

Motion to approve July 21, 2025, meeting minutes. Motion: _____, Second: _____
Brosnan _____, Conroy _____, Koffman_____, Lee_____, Mart_____, Musnuff_____, Ryder _____, Suozzo_____, Yu_____.

6. **OLD BUSINESS**: Continuation of Public Hearing for PBapp-01-2025 Preliminary & Final Site Plan for 100 West Main Street, High Bridge, New Jersey 08829. Block 24, Lot 16. Owner/applicant: SE High Bridge LLC.

Motion to open Public Hearing for PBapp-01-2025: _____Second: _____
Voice vote:

Testimony, discussion and comments from the Board, Board's professionals, and the public.

Motion to close Public Hearing for PBapp-01-2025:_____Second:_____

Motion to approve PBapp-01-2025:_____Second: _____

Brosnan _____, Conroy _____, Koffman_____, Lee_____, Mart_____, Musnuff_____, Ryder _____, Suozzo_____, Yu_____

7. 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.

8. ADJOURNMENT: Motion to adjourn:_____Second:_____ Voice vote:
Next Meeting Date: September 15, 2025
Meeting Location: : Rescue Squad Building, 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.