REORGANIZATIONAL AND REGULAR MINUTES OF PLANNING BOARD/BOARD OF ADJUSTMENT OF HIGH BRIDGE BOROUGH

Meeting Date: January 12, 2026 - **Meeting Time:** 7:30 P.M.
Meeting Location: 95 West Main Street, High Bridge, NJ 08829

1**. 2026 BOARD MEMBERS AND OATHS of OFFICE (bolded are appointed this year)**

a. Michele Lee-Mayor- Class I - term expiring 12/31/2026
b. **Coleen Conroy-Class III – term expiring 12/31/2026**
c. Alan Mart- Class II - Environmental Commission Liaison-term expiring 12/31/2027
d. Joseph Brosnan -Class IV-term expiring 12/31/2027
e. Benjamin Yu-Class IV-term expiring 12/31/2029
f. Maurice Koffman- Class IV -term expiring 12/31/2028
g. Joseph Suozzo - Class- IV - term expiring 12/31/2028
h. John Musnuff – Class IV – term expiring 12/31/2027
i. Robert Ryder -term expiring 12/31/2029
j. Alternate #1Leah Epstein- term expiring 12/31/2026
k. Alternate # 2-Tom Osborne -term expiring 12/31/2027
l. Alternate #3- Amanda Regan-term expiring 12/31/2026

At this point all reappointed and new members will read the Oath of Office.

2. CALL TO ORDER:
This is a reorganizational and 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 Star Ledger and the Hunterdon Review on December 24, 2025. Notice of and agenda for this meeting has also been posted on www.highbridge.org and posted on the bulletin board in Borough Hall.

3. FLAG SALUTE: Led by presiding officer, Barbara Kinsky

4. ROLL CALL:
Brosnan, present, Conroy, present, Koffman, absent, Lee, present, Mart, present, Musnuff, present, Ryder, present, Suozzo, absent, Yu, present.
Also present were Planning Board alternates, Leah Epstein, Tom Osborne and Amanda Regan, Board Attorney Kevin VanHise, Board Secretary, Barbara Kinsky and one member of the public.

5. NOMINATIONS AND ELECTIONS:

a. Election of Chairperson
Motion to nominate John Musnuff and approve Resolution PB01-2026:
Motion/Second: Lee/Conroy
Brosnan, yes, Conroy, yes, Koffman, absent, Lee, yes, Mart, yes,,Musnuff, abstain, Ryder, yes, Suozzo, absent, Yu, yes, Epstein, yes, Osborne, yes. Eight yes votes and one abstention, motion passed.
Chairman now presiding.

b. Election of Vice-chairperson
Motion to nominate Joseph Suozzo and approve Resolution PB02-2026:
Motion/ Second: Lee/Mart
Brosnan, yes, Conroy, yes, Koffman, absent, Lee, yes, Mart, yes,Musnuff, Ryder, yes, Suozzo, absent, Yu, yes, Epstein, yes, Osborne, yes. Nine yes votes, motion passed.

6. CONSENT AGENDA:

a. **Resolution PB03-2026**– Selection of contract professionals

- Attorney, Mason, Griffin & Pierson, Kevin VanHise
- Planner, Colliers Engineering & Design, Darlene Green
- Engineer, Colliers Engineering & Design.
- Princeton Hydro

b. Resolution PB04-2026: Selection of newspaper(s) for publications of legal notice-. The Hunterdon Democrat, The Hunterdon Review and the Star Ledger be designated as the official newspapers.

c. Resolution PB05-2026: Selection of Board Secretary and Deputy Board Secretary

- Board Secretary, Barbara Kinsky
- Deputy Board Secretary, Adam Young

d. Resolution PB06-2026: Meeting Dates for 2026

Motion to adopt **Resolutions PB03 through PB06 (**including the typo correction in Resolution PB06-2026 of the year 2065 being corrected to 2026.) Mart_/Second: Lee
Brosnan, yes, Conroy, yes, Koffman, absent, Lee, yes, Mart, yes, Musnuff, Ryder, yes, Suozzo, absent, Yu, yes, Epstein, yes, Osborne, yes. Nine yes votes, motion passed.

e. Resolution PB07-2026 Establishing Completeness review procedure. Motion to establish Completeness review for applications be determined by **the Board's professionals.** Brosnan/ Second: Ryder.
Brosnan, yes, Conroy, yes, Koffman, absent, Lee, yes, Mart, yes, Musnuff, Ryder, yes, Suozzo, absent, Yu, yes, Epstein, yes, Osborne, yes. Nine yes votes, motion Passed.

Regular meeting begins at this point.

8. READING AND APPROVAL OF MINUTES: October 20, 2025
Motion to dispense with the reading of the prior meetings' minutes:
Motion/Second: Lee/ Brosnan Voice vote: Nine yes votes, motion passed.

Motion to approve October 20, 2025, meeting minutes. Motion/ Second: Mart/Brosnan
Brosnan, yes, Conroy, yes, Koffman, absent, Lee, yes, Mart, yes, Musnuff, Ryder, yes, Suozzo, absent, Yu, yes, Epstein, yes, Osborne, yes. Nine yes votes, motion passed

9. PLANNING BOARD NEW BUSINESS: Motion to approve Resolution PB07-2026: 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.

(only members who vote in the affirmative can vote on resolution)

Brosnan, yes, Conroy, yes, Koffman, absent, Lee, yes, Mart, yes, Musnuff, yes, Regan, yes, Yu, yes. Seven yes votes, motion passed.

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

11. ADJOURNMENT: Motion to adjourn: Lee Second: Mart Voice vote: Nine yes votes. Motion passed.

Next Meeting Date: February 23, 2026
Meeting Location: Rescue Squad Building, 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.