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

Meeting Date: March 16, 2026 - **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 Star Ledger and the Hunterdon Review on January 13, 2026.Notice of and agenda for this meeting has also been posted on www.highbridge.org and posted on the bulletin board in 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: January 12, 2026 and March 2, 2026.
Motion to dispense with the reading of the prior meetings' minutes:
Motion: _____ Second: _____ Voice vote:

Motion to approve January 12, 2026 , meeting minutes. Motion: _____, Second: _____
Brosnan _____, Conroy _____, Koffman_____, Lee_____, Mart_____, Musnuff_____, Ryder _____, Suozzo_____, Yu_____.

Motion to approve March 2, 2026, meeting minutes. Motion: _____, Second: _____
Brosnan _____, Conroy _____, Koffman_____, Lee_____, Mart_____, Musnuff_____, Ryder _____, Suozzo_____, Yu_____.

6. PLANNING BOARD NEW BUSINESS: Public hearing for PBapp02-2025, 46/48 Main Street, High Bridge, New Jersey, 08829, Block 8 Lot 5 and Block 8 Lot 7.01 (7 McDonald Street, High Bridge, New Jersey, 08829) for Minor Subdivision/Boundary line Adjustment with "C" variance.
Owner/applicant: J G Realty, LLC.

Motion to open public hearing: Motion: _____, Second: _____
Brosnan _____, Conroy _____, Koffman_____, Lee_____, Mart_____, Musnuff_____, Ryder _____, Suozzo____, Yu_____

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

Motion to close Public Hearing for PBapp-02-2025:_____Second:_____ Voice vote: ____

Motion to approve PBapp-02-2025:_____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 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

8. ADJOURNMENT: Motion to adjourn:_____Second:_____ Voice vote:

Next Meeting Date: April 20, 2026
Meeting Location: 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.