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

Meeting Date: April 20, 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, present; Conroy, absent; Koffman, present; Lee, present; Mart, present; Musnuff, present; Ryder, present; Suozzo, present; Yu, absent; Osborne, present, Epstein, present; Regan, present.
Also present was Planning Board Secretary, Barbara Kinsky and two members 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 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

5. READING AND APPROVAL OF MINUTES: March 16, 2026.
Motion to dispense with the reading of the prior meetings' minutes:
Motion/Second: Suozzo/Brosnan Voice vote: Nine yes votes, motion passed.

Motion to approve March 16, 2026, meeting minutes. Motion/ Second: Lee/Suozzo
Brosnan, yes, Conroy, absent; Koffman, yes; Lee, yes; Mart, abstain; Musnuff, yes; Ryder, yes; Suozzo, yes, Yu, absent; Epstein, abstain; Osborne, yes, Regan, abstain. Seven yes votes; motion passed.

6. PLANNING BOARD NEW BUSINESS: Resolution PB09-2026 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.

At this point Mr. Jareth Shaw of 22 Center St. asked to speak regarding the application. Board Attorney Kevin VanHise was consulted via phone call and he explained that once the public hearing was closed at the last meeting, the record was closed and any additional comments would be outside the record and not relevant.

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

Motion to approve Resolution PB09-2026: Morion/ Second: Lee/Brosnan
Brosnan, yes; Conroy, absent; Lee, yes; Musnuff, yes; Ryder, yes; Suozzo, yes; Osborne, yes. Six yes votes; motion passed.

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. NONE.

8. ADJOURNMENT: Motion to adjourn: Mart Second: Brosnan Voice vote: Nine yes votes; motion passed.

Next Meeting Date: May 11, 2026
Meeting Location: 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.