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

Meeting Date: August 31, 2026 - **Meeting Time:** 7:30 P.M.
Meeting Location: 95 West Main Street, High Bridge, NJ 08829

1. CALL TO ORDER:
This is a special 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 on August 27, 2026 and the Hunterdon Review on August 26 , 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_____

4. ELECTION: Election of Acting Chairperson:
Motion to nominate _____ as acting Chairperson for the August 31, 2026 Special meeting:
Second: _____
Roll Call: Brosnan, _____, Conroy, _____, Koffman,____, Lee,_____ Mart,_____, Musnuff,_____Ryder,_____, Suozzo_____.

Acting Chairman now presiding

5. **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

6. BOARD OF ADJUSTMENT NEW BUSINESS:

A. Public Hearing for PBapp-04-2026, 84 Church Street, High Bridge, NJ 08829, Blocks 4.04 Lot 1for variances Owner: Lyle Kamenir

Motion to open public hearing: Motion: _____, Second: _____
Brosnan _____, Koffman_____, Mart____, Musnuff_____, Ryder _____, Suozzo____, Osborne,_____, Regan_____.

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

Motion to close the Public Hearing: _____, Second: _____Voice vote:

Motion to approve PBapp-04-2026: _____, Second: _____

Brosnan _____, Koffman_____, Mart_____, Musnuff_____, Ryder _____, Suozzo____, Osborne,_____, Regan,_____.

6. 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

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

Next Meeting Date: September 21, 2026
Meeting Location: 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.