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

Meeting Date: September 21, 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_____.

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: August 17, 2026.
Motion to dispense with the reading of the prior meetings' minutes:
Motion: _____ Second: _____ Voice vote:

Motion to approve August 17, 2026, meeting minutes. Motion: _____, Second: _____
Brosnan _____, Conroy _____, Koffman_____, Lee_____, Mart_____, Musnuff_____, Ryder _____, Suozzo_____.

Board of Adjustment Meeting begins at this point.

6. BOARD OF ADJUSTMENT NEW BUSINESS:

Only those who voted in the affirmative can vote on the resolution.

A. Motion to approve Resolution PB13-2026: **RESOLUTION OF THE BOROUGH OF HIGH BRIDGE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT GRANTING VARIANCES FOR A HOME ADDITION ON PROPERTY LOCATED AT 84 CHURCH STREET (BLOCK 4.40 LOT 1)**

Brosnan, _____, Koffman, _____,Ryder, _____,Osborne_____, Regan, _____.

B. Public Hearing for PBapp-06-2026, 56 Mine Road, High Bridge, NJ 08829, Block 4 Lot 5 for variances. Owners: John and Nicole Cahill

Motion to open public hearing: Motion: _____, Second: _____

Brosnan _____, Koffman_____, Mart____, Musnuff_____, Ryder _____, Suozzo____.

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____.

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: October 19, 2026
Meeting Location: 95 West Main Street, High Bridge, NJ 08829
Meeting Time: 7:30 P.M.