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

Meeting Date: August 17, 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, absent; Lee, absent; Mart, present; Musnuff, present; Ryder, present; Suozzo, present; Epstein, present; Osborne, present. Also present were 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: July 20, 2026.
Motion to dispense with the reading of the prior meetings' minutes:
Motion/ Second: Mart/Brosnan Voice vote: Seven yes votes, motion passed,

Motion to approve July 20, 2026, meeting minutes. Motion/Second: Mart/Brosnan
Brosnan, yes; Conroy, absent; Koffman, absent, Lee, absent; Mart, yes; Musnuff, abstain ; Ryder, yes, Suozzo, yes; Epstein, yes; Osborne, yes. Six yes votes, motion passed.

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 PB12-2026: **RESOLUTION OF THE BOROUGH OF HIGH BRIDGE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT GRANTING SIDE YARD SETBACK AND MAXIMUM LOT COVERAGE VARIANCES FOR A HOME ADDITION ON PROPERTY LOCATED AT 12 SILVERTHORNE ROAD (BLOCK 15, LOT 22.02)**
Motion/Second: Souzzo/Brosnan:
Brosnan, yes, Koffman, absent; Mart, yes; Ryder, yes; Suozzo,yes; Epstein, yes;
Osborne, yes, Six yes votes, motion passed.

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

Due to inadequate advertising, this application cannot be heard.

The applicant has requested a special meeting to be scheduled for August 31, 2026. The Chairman polled the Board members to check availability for that date. The Board noted that multiple items were raised in the technical reviews submitted by the Board Planner and The Board Engineer. To streamline the hearing the Board requested that the applicant address these conditions in advance and submit all written responses at least one week prior to the rescheduled hearing.

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: Motion/Second: Mart/Brosnan Voice vote: Seven Yes votes, motion passed.

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