

**Borough of Rocky Hill  
Planning Board Agenda  
November 16, 2017  
7:30 PM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. NOTICE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT -  
This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting was included in a list of meetings transmitted to the Courier News and Somerset Spectator on January 27, 2017. Notice remains continuously posted as to required notices under the Statute. A copy of this notice is available to the public and is on file in the Office of the Borough Clerk.
4. ROLL CALL
5. CHAIRMAN'S COMMENTS
6. APPROVAL OF THE MINUTES
  1. Planning Board - Regular Meeting - Oct 19, 2017 7:30 PM
7. OPEN PUBLIC COMMENT
8. APPLICATIONS
  1. 99 Princeton Avenue, Big House Brown, LLC
9. UNFINISHED BUSINESS
10. NEW BUSINESS
11. FINAL OPEN PUBLIC COMMENT
12. ADJOURNMENT

Borough of Rocky Hill  
 Planning Board  
 Minutes of the Regular Meeting  
 October 19, 2017

The regular meeting of the Planning Board of the Borough of Rocky Hill was called to order by at 12:00 AM followed by the salute to the flag.

**PLEDGE OF ALLEGIANCE**

**NOTICE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT**

**ROLL CALL**

Attendee Name	Title	Status	Arrived
Robert Ashbaugh	Councilman	Present	
Michael Goldman	Chair	Present	
Linda Goldman	Class IV	Present	
Irene Battaglia	Class IV	Present	
Brian Nolan	Class IV	Present	
Michael Giambra	Mayor's Alternate	Absent	
Tim Corlis	Alternate 1	Absent	
Robert Ayrey	Class IV	Present	
Raymond Whitlock	Class IV	Present	
Mark Blasch	Zoning Officer	Present	

Also present: Planning Board Secretary Christine Witt and Planning Board Attorney Jolanta Maziarz.

**CHAIRMAN'S COMMENTS**

Mr. Goldman asked for a moment of silence in honor of Planning Board member Dan Kluchinski.

Mr. Goldmn appointed Irene Battaglia to the Historic Subcommittee.

**APPROVAL OF THE MINUTES**

1. Planning Board - Regular Meeting - Sep 21, 2017 7:30 PM

<b>RESULT:</b>	<b>ACCEPTED [7 TO 0]</b>
<b>MOVER:</b>	Linda Goldman, Class IV
<b>SECONDER:</b>	Mark Blasch, Zoning Officer
<b>AYES:</b>	Robert Ashbaugh, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Raymond Whitlock, Mark Blasch
<b>ABSTAIN:</b>	Robert Ayrey
<b>ABSENT:</b>	Michael Giambra, Tim Corlis

**OPEN PUBLIC COMMENT**

None.

Minutes Acceptance: Minutes of Oct 19, 2017 7:30 PM (APPROVAL OF THE MINUTES)

## APPLICATIONS

### 1. 1400 : Trinity Church

Attorney Michael Leckstein introduced the application from Trinity Church for installation of speakers on the roof of the church. Tom Bremner was sworn in by Attorney. Maziarz to testify on behalf of the church. Mr. Bremner introduced Exhibit A-1, a picture of the speakers to be installed on the roof. The speakers will amplify music from a digital carillon at noon and 6 PM on week days and different times on Sundays for services. Mr. Bremner testified that the music is not intended to be audible across Rocky Hill and adjustments will be made to the volume if there are complaints from residents.

Mr. Goldman informed Mr. Bremner of state noise control statute N.J.A.C. 7:29 which lists as an exception "bells, chimes or carillons, which may include electronic devices that imitate the sounds of bells, chimes or carillons, while being used in conjunction with religious services," while noting that the exception only applies to religious services. The N.J.A.C. also states that the county is the enforcement official. Rocky Hill does not have an ordinance on decibel levels.

Mr. Goldman asked where on the church the speakers will be mounted, and Mr. Bremner answered that it will be closest to the street.

Ms. Battaglia why only three speakers are shown, and Mr. Bremner answered that there will not be a horn pointed directly at the closest neighbor to the church.

<b>RESULT:</b>	<b>ADOPTED [7 TO 0]</b>
<b>MOVER:</b>	Linda Goldman, Class IV
<b>SECONDER:</b>	Brian Nolan, Class IV
<b>AYES:</b>	Robert Ashbaugh, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Robert Ayrey, Mark Blasch
<b>ABSENT:</b>	Michael Giambra, Tim Corlis
<b>RECUSED:</b>	Raymond Whitlock

### 2. Wells Tree Service

This zoning ordinance interpretation was heard by the Zoning Board of Adjustment. Linda Goldman and Michael Goldman were recused from the hearing and Vice Chair Brian Nolan acted as Chair.

Attorney Maziarz swore in David Wells to testify regarding this application. Ms. Maziarz explained that the Master Plan was created to protect the traditional residential character of the Borough and that commercial uses are limited to commercial zones to protect residents from the potential negative impact of commercial activity. The Zoning Board must determine if the proposed service use is one that will not impede on residents.

Mr. Wells stated that Wells Tree Service is a family-owned tree service with 6-10 employees and intends to use the property at 200 Washington Street to park trucks, store equipment and tools, and perform minor office work. Workers will arrive at 7 am, leave the site between

7:15-8:00 am, be gone all day, and return between 3:00-4:30 pm. Trucks will be shut off and locked for the night. In busy times, the hours may range from 6:15-8:15 in the morning and 3:00-5:30 in the evening. Most office work will remain in Princeton. Debris is taken to a Lawrenceville, but new trees to be planted may at the Rocky Hill location. In addition to trucks, the company has three chipper, three trailers and a snow plow.

Ms. Battaglia asked Mr. Wells if the company intends to use the residential portion of the property, and he responded that he did not.

The Zoning Board found that the intended use is consistent with permitted uses in a business zone and that the intended use is a service use.

<b>RESULT:</b>	<b>ADOPTED [5 TO 0]</b>
<b>MOVER:</b>	Raymond Whitlock, Class IV
<b>SECONDER:</b>	Irene Battaglia, Class IV
<b>AYES:</b>	Irene Battaglia, Brian Nolan, Robert Ayrey, Raymond Whitlock, Mark Blasch
<b>ABSENT:</b>	Michael Giambra, Tim Corlis
<b>EXCUSED:</b>	Robert Ashbaugh
<b>RECUSED:</b>	Michael Goldman, Linda Goldman

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**FINAL OPEN PUBLIC COMMENT**

None.

**EXECUTIVE SESSION**

None.

**RESULTS OF EXECUTIVE SESSION (IF ANY)**

**ADJOURNMENT**

Meeting adjourned at 8:11 PM.

Minutes Acceptance: Minutes of Oct 19, 2017 7:30 PM (APPROVAL OF THE MINUTES)

FOR OFFICE USE ONLY:
Fees paid on:
Appl. Fee:
Other Fee:
Escrow:

**APPLICATION FOR DEVELOPMENT**

**Planning Board**  
**Borough of Rocky Hill**  
**Somerset County, New Jersey**

FOR OFFICE USE ONLY:
Block:
Lot:
Application #
Applicant:
Received on:

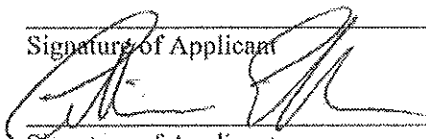
To: The Planning Board of the Borough of Rocky Hill: application is hereby made for:

Approval of:	<input checked="" type="checkbox"/> minor subdivision <input type="checkbox"/> minor site plan	<input checked="" type="checkbox"/> attach checklist
Preliminary approval of:	<input type="checkbox"/> major subdivision <input type="checkbox"/> major site plan	<input type="checkbox"/> attach checklist
Final approval of:	<input type="checkbox"/> major subdivision <input type="checkbox"/> major site plan	<input type="checkbox"/> attach checklist
Approval of:	<input type="checkbox"/> variance (also submit Application for Variance) <input type="checkbox"/> conditional use	<input type="checkbox"/> attach checklist

NOTE: all plans submitted with a development application shall be folded (if larger than 8 1/2 x 11 inches) with title block showing.

1. Applicant's Name: Big House Brown, LLC Tel: 609-722-6222 Fax: \_\_\_\_\_
2. Address: 11 Harts Lane, Suite G, East Brunswick, NJ 08816
3. Present Owner: Same as applicant Address: \_\_\_\_\_
4. Correspondence to be sent to: Goldenbaum Baill Engineering, Inc.  
Address 1509 Route 179, Lambertville, NJ 08530 Tel: 609-397-1505 Fax: 609-397-1739
5. Status of Applicant:  Individual  Partnership  Corporation
6. Please provide the name, address and tel./fax numbers of other professionals (if any):  
Attorney: Steve Gruenberg, Esq. - Law Office of Scholl, Whittlesey & Gruenberg, LLC, 1 E. Main St., Flemington, NJ 08822  
Engineer: Eric Rupnarain, PE - Goldenbaum Baill Engineering, Inc. - 1509 Route 179, Lambertville, NJ 08530  
Architect: \_\_\_\_\_  
Planner: \_\_\_\_\_  
(Note: correspondence will be sent to the Attorney)
7. Block 14 and Lot(s) 2 of the property.
8. Address of property (if different from Applicant's address): 99 Princeton Avenue
9. Zoning District(s) in which the property is located: R-1 (Residential)
10. Size of property: 2.75 Ac. If a subdivision, how many lots are proposed? 1 new lot & lands remaining  
Give the area of each lot 1.05 ac. and 1.65 ac.
11. Describe the proposed use of the property or building(s) Lands remaining contains the existing dwelling, driveway and shed. The new lot is vacant land.

Date 9/11/17

Signature of Applicant \_\_\_\_\_  
  
 Signature of Applicant \_\_\_\_\_

FOR OFFICE USE ONLY:
Application determined complete on:
Deadline for Board decision:

Attachment: 99 Princeton Ave. Application (99 Princeton Avenue, Big House Brown, LLC)

**CHECKLIST**

**MINOR SUBDIVISIONS AND  
MINOR SITE PLANS**

**Borough of Rocky Hill  
Somerset County, New Jersey**

FOR OFFICE USE ONLY:
Block:
Lot:
Application #
Applicant:
Received on:

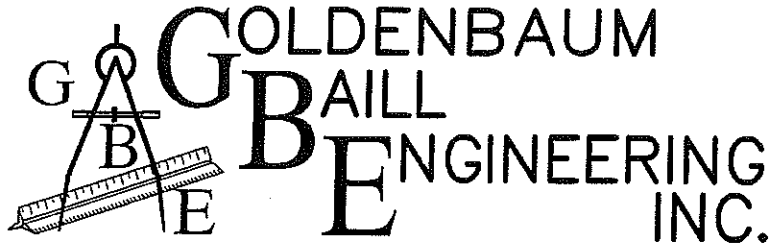
This checklist applies to all applications to the Planning Board for minor subdivision or minor site plan approval pursuant to Sections 502.1, 505B, and 506A of the Borough Development Regulations Ordinance. Applicants are required to submit the required number of copies of application forms, checklists and maps/exhibits. See Ordinance sections above-listed for filing requirements and design standards.

Checklist Requirement	Applicant Checklist	Check if N/A	Waiver Requested	Board Action
1. Fifteen (15) copies of a completed <u>Application for Development</u> form and if a variance is required, fifteen (15) copies of a completed <u>Application for Variance</u> form, and fifteen (15) copies of all applicable <u>checklists</u> ; applicant to check off items submitted or waiver requested.	X			
2. Applicable fees and escrow funds, if required.	X			
3. If the applicant is not the owner of the property, the owner's written authorization or consent to file the application.		X		
4. If the applicant is a corporation or partnership, a list of the names and addresses of all stockholders or individual partners owning at least 10% of any class of its stock or at least 10% of the partnership interest, as required by New Jersey Statutes.	X			
5. A list of property owners and registered public utilities, cable television companies and local utilities which has been completed by the Tax Collector.	X			
6. A certification from the Tax Collector indicating that all property taxes and assessments are paid to date.	X			
7. Three (3) copies of any existing or proposed protective covenants, deed restrictions and easements applying to the land being developed or a statement that none exist or are proposed.	X			
8. Two (2) copies of a Somerset County Planning Board application completely filled in, with the fee submitted, where applicable.	X			
9. If wetlands or wetland transition areas are present, a Letter of Interpretation from NJDEP.			X	
10. Fifteen (15) black and white copies of the subdivision plat or site plan drawn in compliance with the Borough's Development Regulations Ordinance and containing the following, as applicable:	X			
A. The plat or plan clearly and legibly drawn or reproduced showing the entire tract on 1 sheet.	X			
B. If a minor subdivision, the plat prepared, signed and sealed by a New Jersey licensed Land Surveyor and bearing the license number and address of the preparer.	X			
Checklist Requirement	Applicant Checklist	Check if N/A	Waiver Requested	Board Action

Attachment: 99 Princeton Ave. Application (99 Princeton Avenue, Big House Brown, LLC)

C. All drawings or plans of improvements shall be signed and sealed by a New Jersey licensed Professional Engineer and bearing the license number and address of the preparer.		X		
D. A key map with north arrow showing the subject and surrounding properties and zone boundaries, and the Airport Hazard Zone and Historic Preservation District if within 500 feet of subject property.	X			
E. Existing and proposed street and lot layout with dimensions, showing that portion proposed for development in relation to the entire tract.	X			
F. Existing lot lines to be eliminated, if any.		X		
G. Area of original tract to the nearest square foot.	X			
H. Area of each proposed lot to the nearest square foot.	X			
I. Zoning district and applicable bulk requirements in table form and displayed graphically.	X			
J. Topographic contour lines based on USGS data.	X			
K. The location of all existing and proposed buildings and structures or uses including proposed alterations thereto with dimensions from the nearest existing and proposed lot lines.	X			
L. All streams and drainage rights-of-way including the direction of flow of all streams, brooks, and drainage rights-of-way; the location of all drainage structures; the approximate location of flood hazard areas and floodway lines, steep slopes greater than 15%, wetlands and wetland transition areas based on a Letter of Interpretation from NJDEP.	X			
M. If a minor site plan, proposed driveways, parking and loading areas, on-site circulation, access for fire protection vehicles, wooded areas, and approximate on-site or on-tract stormwater detention facilities.		X		
N. The location and size of water service and sewer lines in relation to the site.	X			
O. The location and purpose of any existing or proposed easement or rights-of-way within or adjoining the tract with sight triangles shown.	X			
P. On all drawings submitted, the tax map sheet, block and lot number for the tract and all adjacent lots, the development title including at a minimum, the words "sketch plat," north arrow, space for subdivision application number, the date of original drawing, and the date and substance of each revision.	X			
Q. The scale of the map, both written and graphic.	X			
R. If a subdivision, proposed block and lot numbers approved by the Tax Assessor.			X	
S. The names, addresses, telephone numbers and signatures of all owners, applicants/developers, and person preparing the plat.	X			
11. Fifteen (15) copies of the plat or plan reduced to either 8½ x 11, 8½ x 14, or 11 x 17-inch page size.	X			

1/27/99 Kimball &amp; Kimball MinSubSiteCheck.doc



ENGINEERING • LAND SURVEYING • PLANNING  
 CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200

MAILING ADDRESS  
 1509 ROUTE 179  
 LAMBERTVILLE, NJ 08530  
 Telephone: (609) 397-1505  
 Fax: (609) 397-1739  
 GBA@GBAMAIL.COM  
 WWW.GOLDENBAUMBAILL.COM

ERIC B. RUPNARAIN, PE

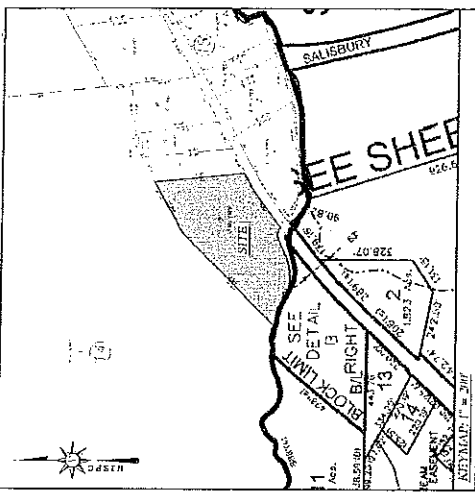
August 10, 2017

Re: Proposed Minor Subdivision - Checklist Waiver Request  
 Lot 2, Block 14  
 Borough of Rocky Hill, Somerset County, New Jersey

Checklist Item No.	Reason
9	An area of wetlands has been field identified on the lands remaining parcel along the existing stream. The applicant is not proposing any disturbance in the vicinity of the wetland or any associated transition area.
R	A submission waiver is requested for this item. The subdivision plan will be submitted to the tax assessor for approval of the lot numbers. The approved numbers will be shown on the final plans.

Attachment: 99 Priceton Ave. Application (99 Princeton Avenue, Big House Brown, LLC)





TAX MAP REFERENCE: DEED REFERENCE:  
 BLOCK 14 BOOK 5094  
 LOT 2 PAGE 106  
 SHEET 6  
 AREA: 119,833 SF  
 2.7510 AC

OWNER/APPLICANT:  
 BIG HOUSE BROWN, LLC  
 11 HARTS LANE, SUITE C  
 EAST BRUNSWICK, NJ 08816  
 609-722-6222

USED: NEARBY CREEPS THAT FLOW INTO THE CREEPS  
 DURING RAINFALL AND THE OVERFLOWING  
 OF THIS MAJOR SUBDIVISION APPLICATION WITH  
 THE BOROUC OF ROCKY HILL.

OWNER / APPLICANT DATE

CONJUNCTION COUNTY APPROVAL BLOCK

NO.	REVISIONS

BOROUC OF ROCKY HILL APPLICATION NO.  
 BOROUC OF ADMINISTRATION NUMBER: 2023-00000000

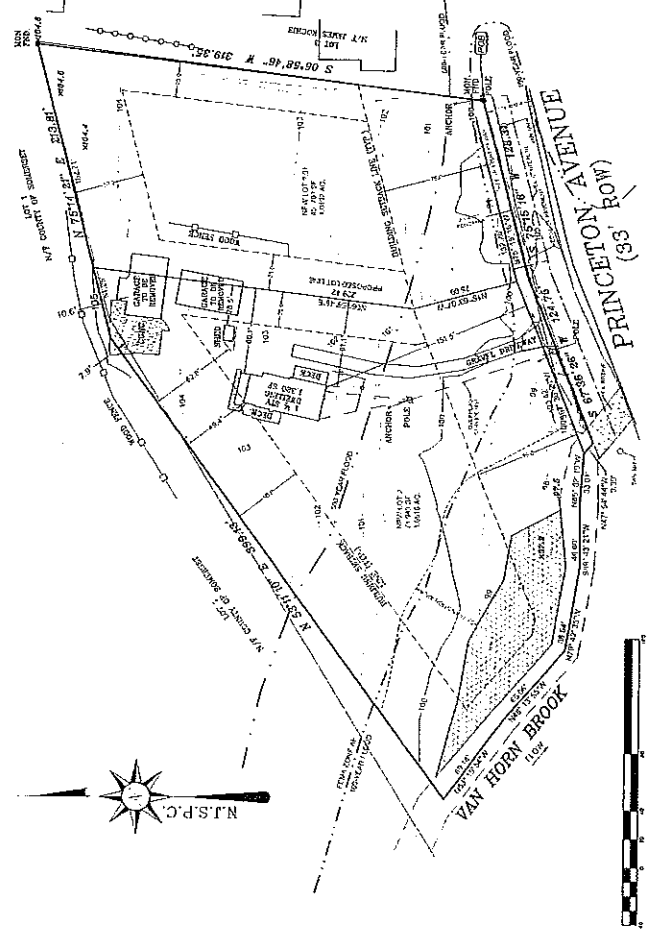
GOLDENBAUM  
 GABAIL  
 ENGINEERING  
 INC.  
 7-31-17  
 VINCENT J. RIGOLON, JR.  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 35711  
 PREPARED FOR BLOCK 14, LOT 2, SHEET 6  
 BLOCK 14, LOT 2

DATE: 7/24/17  
 SCALE: 1"=40'  
 DRAWN BY: AHK  
 CHECKED BY: EBR  
 PROJECT NO.: 2023-00000000  
 BOROUC OF ROCKY HILL, SOMERSET COUNTY, NEW JERSEY  
 PROJECT NO.: 2023-00000000  
 PROJECT NO.: 2023-00000000

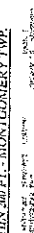
ZONE: R-1	NEW LOT 2	NEW LOT 201
Minimum lot area: 200 sq. ft.	Minimum lot area: 200 sq. ft.	Minimum lot area: 200 sq. ft.
Minimum lot width: 150 ft.	Minimum lot width: 150 ft.	Minimum lot width: 150 ft.
Minimum front yard: 75 ft.	Minimum front yard: 75 ft.	Minimum front yard: 75 ft.
Principal structure: 50 ft.	Principal structure: 50 ft.	Principal structure: 50 ft.
Accessory building: 50 ft.	Accessory building: 50 ft.	Accessory building: 50 ft.
Minimum side yard: 25 ft.	Minimum side yard: 25 ft.	Minimum side yard: 25 ft.
Principal structure: 25 ft.	Principal structure: 25 ft.	Principal structure: 25 ft.
Accessory building: 15 ft.	Accessory building: 15 ft.	Accessory building: 15 ft.
Minimum rear yard:	Minimum rear yard:	Minimum rear yard:
Principal structure: 60 ft.	Principal structure: 60 ft.	Principal structure: 60 ft.
Accessory building: 10 ft.	Accessory building: 10 ft.	Accessory building: 10 ft.
Minimum building height: 7.5 ft.	Minimum building height: 7.5 ft.	Minimum building height: 7.5 ft.
Principal structure: 25 ft.	Principal structure: 25 ft.	Principal structure: 25 ft.
Accessory building: 18 ft.	Accessory building: 18 ft.	Accessory building: 18 ft.
Maximum lot coverage: 10%	Maximum lot coverage: 10%	Maximum lot coverage: 10%
Minimum lot coverage: 20%	Minimum lot coverage: 20%	Minimum lot coverage: 20%

NOTICE:  
 1. THE DIMENSIONS SHOWN HEREON REFLECT THE MEASUREMENTS AND OBSERVATIONS TAKEN FROM  
 2. THIS PLAN DOES NOT REFLECT TO THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITY  
 3. ALL IRREGULAR PHYSICAL FEATURES SUCH AS TREE LINES, FENCE LINES, EDGES OF DIMENSIONS,  
 4. CONTAINING TOTALS OF (238 ACRES) OF LAND, MORE OR LESS IN VALUE,  
 5. SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, ETC., OF RECORD,  
 6. THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 17-40-5 (D)  
 7. THE PROJECT AREA DOES NOT CONFORM WITH ANY ZONING OR SUBDIVISION MAPS OR ANY OTHER  
 8. THE MEASUREMENTS AS SHOWN HEREON IS BASED ON AN INFIELD WETLAND INVESTIGATION PERFORMED BY  
 CONSULTING SOIL PROFESSIONAL, INC.

LEGEND:  
 --- EXISTING CONTOUR  
 --- EXISTING SPOT ELEVATION  
 --- FEMA 100-YEAR FLOOD HAZARD LIMIT  
 --- EXISTING WETLAND  
 --- 50' WETLAND TRANSITION AREA



OWNERS WITHIN 300 FT. - MONTGOMERY TWP.



- Commonwealth of Massachusetts  
 2001 State Street  
 Boston, MA 02109
- New Jersey Department of Transportation  
 260 State Street  
 Trenton, NJ 08646
- County of Somerset  
 100 North Main Street  
 Somerville, NJ 08876
- City of Princeton  
 100 North Main Street  
 Princeton, NJ 08540
- City of Trenton  
 100 North Main Street  
 Trenton, NJ 08646
- City of Camden  
 100 North Main Street  
 Camden, NJ 08102
- City of Newark  
 100 North Main Street  
 Newark, NJ 07102
- City of Elizabeth  
 100 North Main Street  
 Elizabeth, NJ 07208
- City of Jersey City  
 100 North Main Street  
 Jersey City, NJ 07310
- City of Paterson  
 100 North Main Street  
 Paterson, NJ 07654
- City of Plainfield  
 100 North Main Street  
 Plainfield, NJ 07060
- City of Perth Amboy  
 100 North Main Street  
 Perth Amboy, NJ 08861
- City of Rahway  
 100 North Main Street  
 Rahway, NJ 07065
- City of Red Bank  
 100 North Main Street  
 Red Bank, NJ 08849
- City of Rock Hill  
 100 North Main Street  
 Rock Hill, NJ 08880
- City of Somerville  
 100 North Main Street  
 Somerville, NJ 08876
- City of Union  
 100 North Main Street  
 Union, NJ 07086
- City of Woodbury  
 100 North Main Street  
 Woodbury, NJ 07095

Borough of Rocky Hill  
 New Jersey



County of Somerset  
 New Jersey  
 100 North Main Street  
 Somerville, NJ 08876

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE  
 AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN  
 AND SPECIFICATIONS IS TRUE AND CORRECT AND THAT I AM  
 A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW JERSEY  
 AND I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY  
 IN CONNECTION WITH THIS PROJECT.

THIS PROJECT DOES NOT SUPPORT TO RESIST ONSET OR NEARBY  
 PHYSICAL CONDITIONS SUCH AS AREAS OF FRESHWATER WETLANDS,  
 WETLANDS, HAZARDOUS WASTE, OR OTHER REGULATORY OR  
 ENVIRONMENTAL CONSTRAINTS WHICH MAY AFFECT THE USE OR  
 DEVELOPMENT OF THE PROJECT. THE ENGINEER HAS CONDUCTED  
 A VISUAL INSPECTION OF THE PROJECT AREA AND HAS NOT  
 CONDUCTED ANY FIELD SURVEYING OR INVESTIGATION TO  
 VERIFY THE ACCURACY OF THE INFORMATION ON THIS PLAN OR  
 TO DETERMINE THE PRESENCE OF ANY SUCH CONDITIONS. THE  
 ENGINEER HAS ADVISED THE CLIENT OF THE LIMITATIONS OF THIS  
 SERVICE AND HAS ADVISED THE CLIENT OF THE NECESSITY OF  
 CONDUCTING A FIELD SURVEY AND INVESTIGATION TO VERIFY THE  
 ACCURACY OF THE INFORMATION ON THIS PLAN AND TO DETERMINE  
 THE PRESENCE OF ANY SUCH CONDITIONS.



# SOMERSET COUNTY PLANNING BOARD

County Administration Building  
20 Grove Street, P.O. Box 3000  
Somerville, New Jersey 08876-1262  
(908) 231-7021 • Fax (908) 707-1749  
PlanningBd@co.somerset.nj.us  
www.co.somerset.nj.us

## MEMBERS

Bernard V. Navatto, Jr.  
Chairman

Christopher Kelly  
Vice Chairman

Marian Fenwick

Albert Ellis

John Schneider

John Lindner

Peter S. Palmer  
Freeholder Director

Patrick Scaglione  
Freeholder Liaison

Matthew D. Loper  
County Engineer/  
Board Secretary

## ALTERNATE MEMBERS

William Ziegler  
1<sup>st</sup> Alternate

Vacant  
2<sup>nd</sup> Alternate

Mark Caliguire  
Freeholder Alternate

Adam Slutsky  
County Engineer Alternate

Walter Lane, AICP/PP  
Director of Planning

John M. Lore, Esq.  
Deputy County Counsel  
for Planning

Cynthia Mellusi  
Office Manager

September 7, 2017

Michael Goldman, Chair  
Rocky Hill Planning Board  
P.O. Box 188  
Rocky Hill, NJ 08553

**RE: BIG HOUSE BROWN/Block 14, Lot 2  
RH 017:000-17**

Dear Mr. Goldman:

This Office and the Office of the County Engineer have reviewed the above referenced minor one-lot residential subdivision. The 1.05 acre site is located on Princeton Avenue (a local road). The reviewed information consists of plans entitled "Minor Subdivision Plan for Block 14 Lot 2" dated July 31, 2017. Goldenbaum Baill Engineering prepared the plans.

The County Planning Board will approve the proposed subdivision upon fulfillment of the following requirement.

### Recycling

The developer is to make a cash contribution in the amount of **\$10.00** (\$10.00 per new lot) to cover the cost of the recycling containers to be provided by Somerset County to each property owner. Somerset County will arrange for the curbside collection of the recyclable materials as part of the routine collection schedule. All checks submitted to the County shall be in guaranteed form and made payable to *Treasurer, County of Somerset*.

### Filed Map Requirements

Should the Borough require a final plat to be filed with the County Clerk, the following items must be addressed.

1. Prior to obtaining any signatures on the final plat, a copy is to be submitted for review and acceptance by the County.
2. Two paper copies of the final plat shall be provided to this office when it is presented for signature.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

*Somerset County Is An Equal Opportunity Employer*

Attachment: 99 Princeton Ave. Application (99 Princeton Avenue, Big House Brown, LLC)

Page 2  
 Big House Brown  
 September 7, 2017  
 RH 017:000-17

3. An appointment shall be made with the County Planning Board for the purpose of obtaining Planning Board signatures on the final plat. Please contact the Planning Board office at (908) 231-7021 to arrange a mutually agreeable time and date.
4. The filed map shall contain the following County Planning Board signature line with the municipal signatures:

This Plat complies with revised New Jersey Statutes 40:27-1 through 40:27-6.13

---

Thomas R. D'Amico, Somerset County Planning Board      Date

This report reflects comments from the County Planning Board and the Office of the County Engineer (908) 231-7024. If you should have any questions, please contact the appropriate individual listed below.

Sincerely,



Thomas R. D'Amico, AICP/PP  
 Supervising Planner



Ben Morales  
 Engineer, Land Development Section

cc: Warren Township Engineer  
 Big House Brown, LLC, 11 Harts Lane, Suite G, East Brunswick, NJ 08816  
 Eric Rupnarain, P.E., Goldenbaum Baill Engineering, 1509 Route 179, Lambertville, NJ 08530

**TAMARA LEE CONSULTING LLC**

156 Lindbergh Road  
Hopewell, New Jersey 08525  
(609)333-0678  
(609)333-0679 (fax)  
e-mail: tamaralee@tleepplan.com

**MEMORANDUM**

To: Rocky Hill Planning Board      From: Tamara L. Lee, PP, AICP, LLA, ASLA



Re: 99 Princeton Avenue      Date: November 7, 2017  
Minor Subdivision Application  
Block 14, Lot 2

This office has received the following information regarding the above referenced project:

- Completed Application
- Completed Checklist
- Correspondence from Steven P. Gruenberg, Esq., dated September 28, 2017
- Deed dated July 12, 2017
- Minor Subdivision Plan, prepared by Goldenbaum Baill Engineering, Inc., dated 7/24/2017, last revised 8/29/17

After reviewing this material I offer the following comments.

**1.0 Background**

This 2.75 acre site is located on the north side of Princeton Avenue in the R-1 Residential Zoning District. The property abuts Green Acres parkland to the rear and the municipal line along Van Horn Brook to the southwest. The property current includes an existing house, two (2) garages and a small shed. The applicant proposes to remove the garages and subdivide the lot, creating a new building lot from the eastern half of the site. The new lot will be 1.0492 acres and the remaining lot, with the existing home will be 1.6516 acres. There are some wetlands and floodplain areas on the southwest corner of the site. They affect the remaining lot more than the new building lot. The deed submitted with the application seems to suggest that there are no covenants or other encumbrances attached to this property.

## 2.0 Zoning/Master Plan

The R-1 Zoning District is designed to recognize existing zoning patterns outside the Borough's historic district. Single family homes and farms are permitted uses in the zone and schools, churches, parish houses, home occupations and accessory apartments are permitted conditional uses. The minimum lot size is one acre and the existing property substantially exceeds that. In fact it is the largest lot in the immediate neighborhood, which includes five (5) under sized lots, ranging in size from 0.6 to 0.85 acres. The remaining five (5) nearby residential lots range in size from 1.0 acre to 1.747 acres. The proposed minor subdivision would create two (2) conforming lots that would be consistent with the existing land use pattern in the immediate neighborhood.

## 2.0 Variances and Waivers Requested/Required

- 2.1 Wetlands Delineation – The applicant is requesting a waiver from the requirement to obtain a Letter of Interpretation from the New Jersey Department of Environmental Protection (NJDEP). The wetlands appear to be located closest to the Brook, on the side of the property that includes the existing house although their location has not been verified by NJDEP. It is unlikely that the wetlands extend so far from the stream corridor as to impact the new building lot, however, the applicant should provide testimony to support the waiver request.
- 2.2 Tax lot number – The applicant is requesting a waiver from the requirement to provide a new tax number for the proposed lot. I have no objections to this. If the Board sees fit to approve this application, this requirement could be a condition of the approval.
- 2.3 Rear Yard – The existing house encroaches into the rear yard by 0.6 feet. This is a pre-existing, non-conforming condition. It is also a de minimis encroachment. More importantly, the proposed subdivision does not exacerbate the existing condition therefore a variance is not required.

With the removal of the two garages, no new variances are required.

## 3.0 Minor Subdivision Plan

- 3.1 Utility services – Existing utility lines to the existing house cross the proposed new lot. The applicant should either provide an easement for the utility lines or relocate the lines such that they follow the existing driveway more closely.
- 3.2 Driveway - Section 80-85I of the Borough ordinance requires that any lot fronting on Princeton Avenue shall include turnaround driveways. A turnaround should be added to the existing driveway and stipulated as a requirement for the proposed new building lot.

#### 4.0 General Comments

- 4.1 Floodplain – Both the 100-Year and 500-Year floodplains are present on the site. I defer to the Planning Board engineer as these critical lands may impact potential development on the new lot.
- 4.2 New Driveway – The neighboring home just east of this site appears to have a non-conforming side yard setback. The neighboring house is approximately 10 feet from the property line instead of the required 25 feet. It would be preferable to locate the new driveway for the new house on the proposed lot on the west side of the proposed new lot, thereby keeping the noise associated with any cars farther from the neighbor's house. This would also cluster the driveways on this parcel along the same lot line, which is a desirable way to arrange adjoining plot plans.
- 4.3 Covenants – The applicant should confirm that there property does not include any known covenants or restrictions.

Cc: Jolanta Maziarz, Esq. via email  
Bill Tanner, PE via email  
Big House Brown, LLC, Applicant via Applicant's attorney  
Steve Gruenberg, Esq., via email [sgruenberg@swgnj.com](mailto:sgruenberg@swgnj.com)  
Eric Rupnarain, PE via e-mail Applicant's attorney

99 Princeton Ave Review 11-817



# SOMERSET COUNTY PLANNING BOARD

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20 Grove Street, P.O. Box 3000  
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(908) 231-7021 • Fax (908) 707-1749  
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Vacant  
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Director of Planning

John M. Lore, Esq.  
Deputy County Counsel  
for Planning

Cynthia Mellusi  
Office Manager

September 7, 2017

Michael Goldman, Chair  
Rocky Hill Planning Board  
P.O. Box 188  
Rocky Hill, NJ 08553

**RE: BIG HOUSE BROWN/Block 14, Lot 2  
RH 017:000-17**

Dear Mr. Goldman:

This Office and the Office of the County Engineer have reviewed the above referenced minor one-lot residential subdivision. The 1.05 acre site is located on Princeton Avenue (a local road). The reviewed information consists of plans entitled "Minor Subdivision Plan for Block 14 Lot 2" dated July 31, 2017. Goldenbaum Baill Engineering prepared the plans.

The County Planning Board will approve the proposed subdivision upon fulfillment of the following requirement.

### Recycling

The developer is to make a cash contribution in the amount of **\$10.00** (\$10.00 per new lot) to cover the cost of the recycling containers to be provided by Somerset County to each property owner. Somerset County will arrange for the curbside collection of the recyclable materials as part of the routine collection schedule. All checks submitted to the County shall be in guaranteed form and made payable to *Treasurer, County of Somerset*.

### Filed Map Requirements

Should the Borough require a final plat to be filed with the County Clerk, the following items must be addressed.

1. Prior to obtaining any signatures on the final plat, a copy is to be submitted for review and acceptance by the County.
2. Two paper copies of the final plat shall be provided to this office when it is presented for signature.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

*Somerset County Is An Equal Opportunity Employer*

Attachment: 99 Princeton Ave. County PB letter (99 Princeton Avenue, Big House Brown, LLC)

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 September 7, 2017  
 RH 017:000-17

3. An appointment shall be made with the County Planning Board for the purpose of obtaining Planning Board signatures on the final plat. Please contact the Planning Board office at (908) 231-7021 to arrange a mutually agreeable time and date.
4. The filed map shall contain the following County Planning Board signature line with the municipal signatures:

This Plat complies with revised New Jersey Statutes 40:27-1 through 40:27-6.13

---

Thomas R. D'Amico, Somerset County Planning Board      Date

This report reflects comments from the County Planning Board and the Office of the County Engineer (908) 231-7024. If you should have any questions, please contact the appropriate individual listed below.

Sincerely,



Thomas R. D'Amico, AICP/PP  
 Supervising Planner



Ben Morales  
 Engineer, Land Development Section

cc: Warren Township Engineer  
 Big House Brown, LLC, 11 Harts Lane, Suite G, East Brunswick, NJ 08816  
 Eric Rupnarain, P.E., Goldenbaum Baill Engineering, 1509 Route 179, Lambertville, NJ 08530

Attachment: 99 Princeton Ave. County PB letter (99 Princeton Avenue, Big House Brown, LLC)





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Samuel D. Costanzo, P.E. & P.P.

# Memorandum

To: Borough of Rocky Hill  
Planning Board

From: William C. Tanner, PE  
Borough Engineer

Date: September 22, 2017

Ref: 99 Princeton Avenue  
Block 14 Lots 2  
Minor Subdivision Application

I have reviewed the following documents:

1. A plan entitled "Minor Subdivision plan For Block 14 Lot 2 Tax Map Sheet 6 Borough of Rocky Hill, Somerset County, New Jersey" dated 4/24/17 and revised through 8/29/17, prepared by Goldenbaum Baill Engineering Inc. of Lambertville, New Jersey consisting of 1 page.

The following are my questions/concerns regarding the current plan:

1. The plan indicates the 100 year and 500 year flood lines. The applicants engineer shall add a note on the plans indicating the year that these flood limits were determined. FEMA has recently revised the lines as the result of Hurricane Sandy.
2. The plans show a wetland area with appropriate buffers, however it is not clear whether these limits have been approved by the NJDEP. Please clarify the status of any approvals.
3. Water and sewer lines are shown crossing the proposed new lot. These currently service the existing dwelling. An easement will be required if the property is developed as shown. The metes and bounds of this easement shall be submitted to the Borough for review and approval as part of any approval granted to the Applicant on this application.

C:\users\christine\appdata\roaming\iqm2\minutetraq\rockyhillnj@rockyhillnj.iqm2.com\work\attachments\1266.doc

Please Reply To:

**CENTRAL NJ OFFICE** • 32 Brower Lane, PO Box 5877 • Hillsborough NJ 08844 • 908.359.8291 • Fax: 908.359.1580

With Other Offices In: Hamilton NJ • Lebanon NJ • Phillipsburg NJ • Freehold, NJ • Doylestown PA • Toms River NJ • Bethlehem PA • Wyomissing PA • Newark DE • Leesport PA

Attachment: 99 Princeton Avenue Ltr-9-22-17 Engineer Review (99 Princeton Avenue, Big House Brown, LLC)

99 Princeton Avenue  
Block 14 Lots 2  
Minor Subdivision Application  
September 22, 2017  
Page 2

4. The concrete encroachment into the Somerset County property Block 14 Lot 1 shall be removed as part of any approval on this lot.
5. The Plan shall reflect any trees, size and location, which will fall within the building or driveway envelope.
6. The Applicant shall understand that a building permit cannot be issued on the proposed new lot due to the current NJDEP prohibition regarding extensions of any new water service. A note to this effect shall be required on the plan.

If there are any questions regarding this review, please contact me,