

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

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

OPEN PUBLIC COMMENT

None.

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.

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

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