



Borough of Rocky Hill
Borough Council
Minutes of the Regular Meeting
December 18, 2017

The regular meeting of the Borough Council of the Borough of Rocky Hill was called to order by Mayor Phil Kartsonis at 7:30 PM followed by the salute to the flag.

NOTICE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

ROLL CALL

| Attendee Name | Title | Status | Arrived |
|-----------------|----------------|---------|---------|
| Amy Kirtland | Council Member | Present | |
| Robert Ashbaugh | Councilman | Absent | |
| Billy Dawson | Council Member | Present | |
| John Hagemann | Council Member | Present | |
| Mark Sibley | Councilman | Present | |
| Robert Uhrik | Councilman | Present | |
| Phil Kartsonis | Mayor | Present | |

Also present: Clerk Rebecca Newman, Deputy Clerk Christine Witt, and Borough Attorney Albert Cruz.

MAYOR'S COMMENTS

APPROVAL OF MINUTES

A. Borough Council - First Meeting of Month - Dec 4, 2017 7:30 PM

| | |
|------------------|---|
| RESULT: | ACCEPTED [UNANIMOUS] |
| MOVER: | Billy Dawson, Council Member |
| SECONDER: | Mark Sibley, Councilman |
| AYES: | Kirtland, Dawson, Hagemann, Sibley, Uhrik |
| ABSENT: | Ashbaugh |

MASTER PLAN DISCUSSION

1. Master Plan Reexamination: Cottage Zoning and Affordable Housing

Borough Planner Tamara Lee summarized the history of affordable housing regulations in New Jersey. Based on her vacant land assessment, Ms. Lee calculated the Borough's reasonable development potential to be 12 affordable units, and Fair Share Housing agreed with that number. To meet the Borough's affordable housing obligation, Ms. Lee proposed that the Borough re-zone the only developable parcel of land, the Schafer Tract, for cottage zoning. The proposed cottage zoning would be for 60 800-1,200 square foot cottages with no basements or garages clustered together with 5-7 units per cluster. The proposed plan

includes some two-story units with an option for rentals on the second floor. The Borough also has an unmet need of 44 affordable housing units. There are two mechanisms for satisfying that obligation: 1) a zone change or use variance allowing developments of 5 or more acres with 6 or more units to an acre 2) the Borough may enact an amnesty ordinance that would grant amnesty to any illegal accessory apartments if the owner agreed to a 10-year deed restriction for affordable housing.

Public Comment:

Jared Witt, 19 Montgomery Avenue, asked if the owners of the Schafer tract are on-board with the proposed cottage zoning and commented that features of no basements and no garages make the proposal unattractive to potential builders.

Ms. Lee answered that Mr. Schafer has been consulted on the proposed new zoning of his property and that size of the units is meant to attract smaller households such as Millennials and seniors.

Richard Novak, 82 Princeton Avenue, asked how this development would affect the number of school-age children.

Ms. Lee answered that these small units are not geared towards families with children.

Irene Battaglia, 15 Toth Lane, asked how long the deed restrictions would be.

Ms. Lee answered that there will be a 30-year deed restriction.

Cliff Moore, Skillman Avenue, commented that affordable housing units were built in West Windsor 30 years ago and today's owners are not aware that they are living in affordable housing.

Raymond Whitlock, 94 Crescent Avenue, asked how many bedrooms the market rate units with have.

Ms. Lee answered that all units will have 3 bedrooms.

PUBLIC COMMENT

Raymond Whitlock, 94 Crescent Avenue, commented that Sam Panicaro wished everyone a Merry Christmas.

APPROVAL OF VOUCHERS

A. Bill List Dated 12/18/2017

| | |
|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Billy Dawson, Council Member |
| SECONDER: | Mark Sibley, Councilman |
| AYES: | Kirtland, Dawson, Hagemann, Sibley, Uhrig |
| ABSENT: | Ashbaugh |

DEPARTMENTAL REPORTS

Engineers Report

1. Engineers Report December 2017

Tax Collector

Tom Clancy

1. Tax Collection Report November 2017

Court Administrator

1. Municipal Court Report November 2017

Water Department

1. Water Report November 2017

COMMITTEE REPORTS

Administration & Records- B. Dawson

No report.

Buildings & Grounds- J. Hagemann

The Borough has received a grant for \$100,000 from Somerset County for the next phase of Borough Hall restoration. Mr. Hagemann showed the Council different designs for a new sign and asked for comments.

- A. 2017 Annual Report Buildings and Grounds

Finance & Insurance- R Uhrik

No report.

Public Safety & Emergency Services- B. Dawson

The water main break highlighted the need for improved communications. There are many dead trees hanging over wires throughout the Borough. The DEP has advised that the Borough put up signs by the river prohibiting the removal of shellfish. The Franklin police reported 77 traffic stops and 56 tickets in their last report. The average speed of violators on Crescent Avenue was 40 mph.

Street & Roads- M. Sibley

Mr. Sibley commented that sidewalks become treacherous when not immediately cleared of snow. The flashing crosswalk on Washington Street has issues with the button getting stuck.

Water, Sewer & Environmental Protection-R. Ashbaugh

All test results were satisfactory. The state conducted its annual compliance inspection.

B. 2017 Annual Report Water Sewer and Environmental

Council Representative to Planning Board- R. Ashbaugh

Planning Board meeting this Thursday.

Council Liason to Recreation Committee-

No report.

Council Representative to Board of Health- B. Uhrick

The annual joint meeting of municipalities sharing health services with Montgomery Township took place.

Zoning Official's Report- M. Blasch

No report.

Grants Committee-

No report.

SPECIAL BUSINESS

A. RESOLUTION-2017-76 Approving the Hiring of Nancy Horvath as the Certified Court Administrator Effective January 1, 2018

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Billy Dawson, Council Member |
| SECONDER: | John Hagemann, Council Member |
| AYES: | Kirtland, Dawson, Hagemann, Sibley, Uhrick |
| ABSENT: | Ashbaugh |

B. RESOLUTION-2017-77 Authorizing the Borough Attorney to Draft an Addendum to the Shared Service Agreement with Franklin Township Police Department to Include Court Security

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Billy Dawson, Council Member |
| SECONDER: | Mark Sibley, Councilman |
| AYES: | Kirtland, Dawson, Hagemann, Sibley, Uhrick |
| ABSENT: | Ashbaugh |

UNFINISHED BUSINESS

A. RESOLUTION-2017-78 Authorizing the Borough of Rocky Hill Mayor and Clerk to Sign a Settlement Agreement Fixing the Borough's Affordable Housing Fair Share Obligation for the Period from 1987 through 2025

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Billy Dawson, Council Member |
| SECONDER: | Mark Sibley, Councilman |
| AYES: | Kirtland, Dawson, Hagemann, Sibley, Uhrik |
| ABSENT: | Ashbaugh |

NEW BUSINESS

None.

COMMUNICATIONS

PUBLIC COMMENT

Richard Novak, 82 Princeton Avenue, inquired about lowering the speed limit on Princeton Avenue and asked for the rationale behind that additional tax for home generators.

Mr. Dawson responded that to lower the speed limit on a road that connects two municipalities requires a speed study and the study cannot be done on a road with speed humps, therefore, the best solution for Princeton Avenue is to re-do the speed humps.

Ms. Newman explained that all home generators were assessed at \$8,000 and included as an added assessment.

Cliff Morre, Skillman Avenue, asked if solar panels should increase property values.

EXECUTIVE SESSION

1. RESOLUTION-2017-79 To Retire into Executive Session for the Purpose of Contract Negotiations: Somerset County and 25 Washington Street

Executive session began at 9:13 PM and ended at 9:50 PM.

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|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Billy Dawson, Council Member |
| SECONDER: | John Hagemann, Council Member |
| AYES: | Kirtland, Dawson, Hagemann, Sibley, Uhrik |
| ABSENT: | Ashbaugh |

RESULTS OF EXECUTIVE SESSION (IF ANY)

None.

ADJOURNMENT

Meeting adjourned at 9:50 Pm.