

Borough of Rocky Hill  
Planning Board  
Minutes of the Regular Meeting  
July 19, 2018

The regular meeting of the Planning Board of the Borough of Rocky Hill was called to order by Chair Michael Goldman at 7:30 PM followed by the salute to the flag.

**PLEDGE OF ALLEGIANCE**

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

**HINTZ OATH**

1. Hintz Oath

Mr. Hintz was sworn in as a Class IV Member of the Planning Board to the term ending on December 31, 2020.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Phil Kartsonis	Mayor	Present	
Michael Goldman	Chair	Present	
Linda Goldman	Class IV	Present	
Irene Battaglia	Class III	Absent	
Brian Nolan	Class IV	Absent	
Tim Corlis	Class IV	Absent	
Mark Blasch	Zoning Officer	Present	
Eric Hintz	Alternate 2	Present	
Connie Hallman	Class IV	Present	
Peter Morgan	Alternate 1	Absent	

Also present: Attorney Jolanta Maziarz, Planner Tamara Lee, and Administrative Secretary Christine Witt

**CHAIRMAN'S COMMENTS**

None.

**APPROVAL OF THE MINUTES**

1. Planning Board - Regular Meeting - Jun 21, 2018 7:30 PM

<b>RESULT:</b>	<b>ACCEPTED AS AMENDED [5 TO 0]</b>
<b>MOVER:</b>	Linda Goldman, Class IV
<b>SECONDER:</b>	Connie Hallman, Class IV
<b>AYES:</b>	Phil Kartsonis, Michael Goldman, Linda Goldman, Mark Blasch, Connie Hallman
<b>ABSTAIN:</b>	Eric Hintz
<b>ABSENT:</b>	Irene Battaglia, Brian Nolan, Tim Corlis, Peter Morgan

**OPEN PUBLIC COMMENT**

The floor was open to public comment, hearing none, the floor was closed.

**APPLICATIONS**

None.

**UNFINISHED BUSINESS**

1. Bank of America Resolution

<b>RESULT:</b>	<b>ADOPTED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Linda Goldman, Class IV
<b>SECONDER:</b>	Mark Blasch, Zoning Officer
<b>AYES:</b>	Phil Kartsonis, Linda Goldman, Mark Blasch, Connie Hallman
<b>ABSENT:</b>	Irene Battaglia, Brian Nolan, Tim Corlis, Peter Morgan
<b>EXCUSED:</b>	Michael Goldman, Eric Hintz

2. Master Plan Re-Examination Report

Ms. Lee previously assigned teams to review assigned sections of the Master Plan. Feedback from the teams was provided.

Mayor Kartsonis and Mr. Corlis: This team reviewed the sections that describes the history and character of the Borough. Mayor Kartsonis discussed traffic calming and noted that the Borough has taken steps recently to improve traffic control through additional radar signs and a contract with the Franklin Police Department. Mayor Kartsonis said he will provide additional information with regard to traffic calming efforts.

Mr. Blasch and Mr. Nolan: This team reviewed the sections that discusses fair housing and storm water. No changes were suggested.

Mr. Goldman and Mr. Hintz: This team reviewed the sections related to historic preservation. Mr. Goldman noted that the Borough’s historic district has both State and National designations, and that the Millstone Valley Scenic Byway, which also has both State and National designations, runs through the Historic District of the Borough. Mr. Hintz suggested that stronger wording be included in the report to denote the

anniversary of the historic district designation which will be in 2022. Mr. Goldman also suggested that the Borough pursue grants to help with the upkeep of historic buildings.

Ms. Hallman and Mr. Morgan: This team reviewed the section with the circulation plan. Ms. Hallman reported that Mr. Morgan suggested that the Borough conduct a study of the larger traffic patterns within the Borough, including the impact of the proposed loop road at the Montgomery Promenade and the potential for a traffic light at the intersection of Route 518 and Montgomery Avenue. Ms. Hallman also suggested moving bike racks closer to the playground.

Ms. Lee asked the Planning Board members to send her any additional comments.

## **NEW BUSINESS**

### *Cottage Zoning Ordinance: Referral from Borough Council*

#### 2. Cottage Zoning Ordinance

Mayor Kartsonis made a motion to advise the Borough Council that the Cottage Zoning Ordinance is not inconsistent with the Master Plan. Ms. Goldman seconded the motion, and all voted in favor.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Phil Kartsonis, Mayor
<b>SECONDER:</b>	Linda Goldman, Class IV
<b>AYES:</b>	Phil Kartsonis, Michael Goldman, Linda Goldman, Mark Blasch, Eric Hintz, Connie Hallman
<b>ABSENT:</b>	Irene Battaglia, Brian Nolan, Tim Corlis, Peter Morgan

#### 3. Zoning Map

Ms. Lee distributed to the Board a rendition of the Borough zoning map with proposed business districts at the east and west sides of the Borough and proposed uses in the zones. The Board provided feedback on the proposals. Ms. Goldman voiced concern about adding a business zone on the eastern end of Washington Street where there is already heavy traffic and no parking. Mr. Goldman further noted that allowing businesses in that area will likely over time force out residential uses. Mayor Kartsonis suggested that the western end of Washington Street may be better for business uses. Mr. Hintz suggested expanding the current business zone on the northern side of Washington Street from the firehouse up to the two Victorian houses next to the post office, since they were of sufficient size to qualify for commercial development.

Ms. Goldman asked the Board's opinion on whether farming should continue to be a permitted use. Ms. Lee responded that at a prior meeting, the Board agreed that due to the agricultural history of the Borough, farming should continue to be a permitted use. Ms. Goldman said that if farming is allowed, it needs to be regulated.

The Board discussed the parking problem and possible areas for additional parking. It was discussed that possible siting of a parking lot on Green Acres lands was problematic. Ms. Lee proposed having an agreement with the Business Park on Crescent Avenue that would allow public parking after regular daytime business hours.

The target date for completing the re-examination is the end of 2018. The County's goal is to have a draft by November. Miss Lee suggested that in order to meet the County deadlines for infrastructure improvements to be included in Somerset County's preservation plan that is being developed, she will excerpt parts to form a separate amendment to submit to the County in a timely fashion.

### **FINAL OPEN PUBLIC COMMENT**

The floor was open to public comment, hearing none, the floor was closed.

### **EXECUTIVE SESSION**

1. Executive Session Resolution: Litigation: Schafer V. Borough of Rocky Hill Et Al.

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

None.

### **ADJOURNMENT**

Meeting adjourned at 10:00 PM.