

**Borough of Rocky Hill  
Borough Council  
Minutes of the Regular Meeting  
July 21, 2014**

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

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

Mayor Zimmerman read the following statement into the record: 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 9, 2014. 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.

**ROLL CALL**

Mr. Tom Bremner-present, Mr. Jeff Donahue-present, Ms. Connie Hallman-present, Ms. Julia Hasser-absent, Mr. Phil Kartsonis-present, Mr. Mark Pausch-present.

Also present: Mayor Ed Zimmerman, Clerk Rebecca Newman, Deputy Clerk Christine Witt, CFO Joe Monzo and Borough Attorney Albert Cruz.

**MAYOR'S COMMENTS**

The town hall meeting with Assemblywoman Donna Simon originally scheduled to take place at the Mary Jacobs Library on July 30<sup>th</sup>, will be at the Otto Kauffman Center. The Mayor accepted the resignation of Eric Hintz as Planning Board Alternate 1 and appointed Linda Goldman in his place. Ms. Goldman's appointment leaves open the position of Mayor's Alternate.

**APPROVAL OF MINUTES**

Regular Meeting Minutes – June 16, 2014. Hallman moved to approve the minutes and Bremner seconded the motion. Motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis

Against: None

Abstain: Pausch

**PUBLIC COMMENT**

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

**STATE POLICE REPORT**

Mr. Kartsonis delivered the June report.

**ENGINEER'S REPORT**

Report dated July 21, 2014 was distributed and filed in the Borough Clerk's office. Engineer Tannier gave an overview of the report.

**Damage Inside Building from Roof Leak**

Final remediation is still to be done.

**Leaf Pick Up**

South Brunswick has declined to enter into an inter-local agreement for this service. Branchburg is considering the proposal.

**Public Works**

Nothing currently scheduled. Curb weeds on Princeton Ave. need maintenance.

**Borough of Rocky Hill  
Borough Council  
Minutes of the Regular Meeting  
July 21, 2014**

Generator Grant

The grant money has been withdrawn by the State. Awaiting instruction on how to apply for a different grant for a generator.

Washington Street Sidewalk Contract

Work has begun. The Engineer presented two options for the stamp pattern. The Council and members of the public discussed the two options at length. The Mayor polled the Council, and option 1 was preferred to option 2 by all Council members.

Construction Projects

**Toth Lane**

Donahue moved to reject the bid from JML Landscaping because it exceeds the Engineer's estimate and to authorize the Engineer to re-bid the project with the same specifications. Pausch seconded the motion. Motion carried on roll call vote.

For: Donahue, Hallman, Kartsonis, Pausch

Against: Bremner

Abstain: None

**Drainage Easement**

Three landscaping companies were contacted for estimates for the Lomore Circle to Montgomery Ave. drainage easement clean up, but only one responded. Donahue moved to go forward with the estimate from JML Landscaping in the amount of \$5,650 for clearing the drainage easement from Lomore Circle to Montgomery Avenue. Hallman seconded the motion. Motion carried on roll call vote.

For: Donahue, Hallman, Kartsonis, Pausch

Against: Bremner

Abstain: None

**Crescent Avenue**

Water Superintendent Tim Lesko has marked out the area for repair and expects the cost to be \$7,000 to \$10,000.

Tennis Court Repair

Repair complete.

County Striping Contract

Areas to be considered for striping include:

1. Speed humps on Princeton and Montgomery Avenues
2. Crosswalks on Princeton Avenue
3. Centerline on Montgomery Ave. from Toth Lane on the southern end to Montgomery Ave.
4. Merritt Lane

County Road Repair

Engineer is meeting with County Road Superintendent to discuss repairs.

Dog Mitts at Van Horne Park

To be ordered and installed by Montgomery Township.

Public Comment

Toby Whitlock, 94 Crescent Ave., suggested that a crosswalk is needed at Park Ave.

**Borough of Rocky Hill  
Borough Council  
Minutes of the Regular Meeting  
July 21, 2014**

Peggy Harris, 66 Crescent Ave. requested that the grass along Princeton Ave. adjacent to Van Horne Park be cut.

Michael Goldman, 184 Washington St., asked how the sidewalk project would impact residents' access to their driveways for walking and driving.

Brian Philippi, 169 Washington St., requested that the contractor use care in not damaging tree roots when excavating the sidewalks.

**CHIEF FINANCIAL OFFICER'S REPORT**

The County has struck the tax rate and tax bills have gone out. Bills are due August 1 with a grace period until August 10<sup>th</sup>.

**APPROVAL OF VOUCHERS**

Bill List dated July 21, 2014 was presented for approval. Donahue moved to approve all vouchers except vouchers 8087 and 8109. Motion seconded by Hallman. Motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: None

Donahue moved to approve voucher 8087 and 8109, Hallman seconded, and motion carried on roll call vote.

For: Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: Bremner

**DEPARTMENTAL REPORTS**

Tax Collector, June 2014

Court Administrator, June 2014

Water & Sewer, June & July 2014

Bremner moved to accept the reports, Hallman seconded the motion, and motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: None

**COMMITTEE REPORTS**

**Administration & Records** – J. Donahue. Working on an IT proposal. Will provide a full reckoning of July 4<sup>th</sup> celebration.

**Buildings & Grounds** – T. Bremner. Branches in front of Borough Hall will be cleared. Walk through with HMR related to the grant work on Borough Hall took place. Has not heard back from Nursery School about sign. Addressing issue of water in the basement of Borough Hall.

**Finance & Insurance** –None.

**Public Safety & Emergency Services** – P. Kartsonis. Will send Nixle alert regarding Washington Street construction. Filling the open constable position is on hold.

**Streets & Roads** – C. Hallman. Issues already discussed in Engineer's report.

**Water, Sewer & Environmental Protection** – Mayor Zimmerman commented that the owner of Princeton Shopping Center needs to move the salt tent sitting above Borough well.

**Council Representative to Planning Board** – C. Hallman. The Planning Board found that the introduced Ordinance 2014-03 is not inconsistent with the Master Plan.

**Council Liaison to Recreation Committee**- C. Hallman. The July 4<sup>th</sup> celebration and tennis camp both took place.

**Borough of Rocky Hill  
Borough Council  
Minutes of the Regular Meeting  
July 21, 2014**

Council Representative to Board of Health – M. Pausch. No meeting.  
Zoning Official's Report –No report.  
Grants Committee – T. Bremner. No report.

**SPECIAL BUSINESS**

None

**UNFINISHED BUSINESS**

**Resolution 2014-62 Authorizing the Purchase of an AED for the Borough Hall**

Donahue moved to approve the resolution authorizing the purchase of an AED in an amount not to exceed \$1,150.00 and Bremner seconded. Motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: None

**Resolution: Possible Award of Contract for the Toth Lane Improvements**

Tabled

**Ordinance 2014-3: AN ORDINANCE AMENDING ARTICLE 4 TITLED 'GENERAL PROVISIONS', SECTION 428 TITLED 'ZONING DISTRICTS AND ZONING MAP' OF THE DEVELOPMENT REGULATIONS ORDINANCE OF THE BOROUGH OF ROCKY HILL TO ADJUST THE ZONING DISTRICT BOUNDARY LINE BETWEEN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND VO VILLAGE OFFICE DISTRICT**

**Public Hearing**

Steve Derochi of 704 Rt. 518, Skillman introduced himself as the owner of 25 Washington Rd. LLC, which requested the Ordinance. Mr. Derochi offered to answer any questions about the ordinance.

Toby Whitlock, 94 Crescent Ave., said he is in favor of the ordinance.

Peggy Harris, 66 Crescent Ave., asked how much land is coming out of the VO zone?

The floor was closed to public comment.

Hallman moved to approve the ordinance. Pausch seconded the motion, and motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: None

**Ordinance 2014-4: AN ORDINANCE OF THE BOROUGH OF ROCKY HILL, COUNTY OF SOMERSET, STATE OF NEW JERSEY, AUTHORIZING AN EMERGENCY APPROPRIATION FOR THE PURPOSE OF UPDATING AND MAKING CURRENT THE CODIFICATIONS OF ORDINANCES WITHIN THE BOROUGH**

**Public Hearing**

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

Bremner moved to approve the ordinance, and Hallman seconded the motion. Motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

**Borough of Rocky Hill  
Borough Council  
Minutes of the Regular Meeting  
July 21, 2014**

Abstain: None

**Ordinance 2014-5: Introduction of an ORDINANCE AUTHORIZING THE LEASE RENEWAL OF CERTAIN MUNICIPAL LANDS AND BUILDINGS, BEING THE SOUTH ROOM ON THE FIRST FLOOR OF BOROUGH HALL, 15 MONTGOMERY AVENUE, IN THE BOROUGH OF ROCKY HILL, TO THE ROCKY HILL COOPERATIVE NURSERY SCHOOL, FOR A TWO (2) YEAR PERIOD FROM JUNE 1, 2014 TO JUNE 30, 2016**

Bremner moved to introduce the ordinance, as amended. Donahue seconded the motion. Motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: None

**Resolution 2014-63: Authorizing a Special Emergency Ordinance to Codify the Ordinances**

Bremner moved to approve the resolution to make an emergency appropriation for codification of Borough ordinances in the amount of \$11,000. Hallman seconded the motion. Motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: None

**Resolution 2014-64: Memorializing the Re-Appointment of Rebecca Newman, Borough Clerk**

Donahue moved to approve the resolution. Bremner seconded the motion. Motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: None

**Discussion of New Copier Lease: Possible Resolution Authorizing the Mayor and Clerk to Sign a Contract with Ricoh**

Donahue moved to approve a contract with Ricoh for a new copier lease for a black and white copier for \$109 per month. Bremner seconded the motion. Motion carried on roll call vote.

For: Bremner, Donahue, Hallman, Kartsonis, Pausch

Against: None

Abstain: None

**Discussion of Meeting with DOT Regarding Scenic Byways Signs**

The Mayor, Planning Board Chair Michael Goldman, and Historic Preservation Subcommittee member Toby Whitlock met with representatives of the DOT and the Scenic Byways committee to discuss the number of signs installed and their size. The DOT agreed that double signs with arrows pointing in different directions could be combined into one sign. Regarding the height of the signs, the bottoms of signs above sidewalks must be 7 feet high, so if some signs are moved away from the sidewalk, they may be lowered.

**NEW BUSINESS**

None

**COMMUNICATIONS:**

Communications as listed, were distributed, disseminated and filed accordingly.

**PUBLIC COMMENT**

Planning Board Chair Michael Goldman and Planner Tamara Lee responded to the letter from 25 Washington Rd., LLC requesting that the Borough Council amend the zoning ordinance to allow self-storage units in the VO

**Borough of Rocky Hill  
Borough Council  
Minutes of the Regular Meeting  
July 21, 2014**

zone. Planner Lee explained that the Master Plan would need to be amended by the Planning Board before amending the ordinance. The Master Plan describes what uses are appropriate in the VO zone and self-storage units are not consistent with the Master Plan. The applicant may apply for a variance.

Peggy Harris, 66 Crescent Ave., cautioned against changing the Master Plan, which was created to protect the village.

**ADJOURNMENT**

Motion was made by Bremner with a second by Donahue to adjourn the meeting at 9:48 PM. Motion carried on voice vote.

Respectfully submitted:  
Christine Witt  
Deputy Borough

July 21, 2014

**List of Bills - (0110101001) CASH  
CURRENT FUND**

Check#	Vendor	Description	Payment	Check Total
8075	4 - ROCKY HILL 76ERS	PO 4941 Annual contribution to Rocky Hill 7	600.00	600.00
8076	12 - ARC OF SOMERSET COUNTY	PO 4951 Borough Hall cleaning June 2014	200.00	200.00
8077	534 - B'LOONATICS	PO 4953 July 4th balloons	54.00	54.00
8078	51 - CONFIRE	PO 4922 Fire Extinguisher Inspection	128.10	128.10
8079	60 - COURIER NEWS	PO 4910 Legal Advertising of Ordinance	51.48	51.48
8080	539 - Couch Insurance	PO 4939 Insurance payments	20,136.00	20,136.00
8081	71 - DIFRANCESCO BATEMAN PC	PO 4909 Legal fees	2,146.64	2,146.64
8082	83 - G & T Landscaping Inc	PO 4789 Lawn Area Maintenance Services	1,630.00	1,630.00
8083	83 - G & T Landscaping Inc	PO 4902 2013 weed Whack Playground	400.00	400.00
8084	562 - GENERAL RECREATION, INC.	PO 4946 Playground replacement part	143.15	143.15
8085	115 - JML LANDSCAPING INC.	PO 4915 Spring Brush and Tree Limb Removal	9,889.00	9,889.00
8086	122 - KENCOR INC	PO 4913 Elevator service	75.00	75.00
8087	360 - MCNEIL & COMPANY INC	PO 4942 First Ad Rescue Squad Commercial Po	1,436.18	1,436.18
8088	426 - MOONWALK 4 FUN	PO 4927 Inflatable slide and generator	345.00	345.00
8089	561 - Marion Reynolds	PO 4903 Shade Tree: Flower Pots and Flowers	285.98	285.98
8090	552 - Office Business Systems, Inc.	PO 4833 FTR Gold Reported 5.6 Digital Auadi	4,570.00	4,570.00
8091	210 - PSE&G	PO 4924 Street lights	603.21	603.21
8092	210 - PSE&G	PO 4936 Crescent Point Park electric	6.78	6.78
8093	210 - PSE&G	PO 4937 Panicaro Park electric	13.27	13.27
8094	210 - PSE&G	PO 4938 Municipal building electric	449.03	449.03
8095	319 - RARITAN VALLEY DISPOSAL INC	PO 4912 Spring Big Trash pick up	2,300.00	2,300.00
8096	319 - RARITAN VALLEY DISPOSAL INC	PO 4943 Garbage collection	3,808.49	3,808.49
8097	408 - RAYMOND J. STINE ESQ.	PO 4928 Municipal Prosecutor April and June	1,000.00	1,000.00
8098	354 - RICOH USA, INC.	PO 4911 Copy machine rental	124.50	124.50
8099	244 - SOMERSET COUNTY CLERK	PO 4908 Primary election printing 2014	232.36	232.36
8100	247 - SOMERSET COUNTY TREASURER	PO 4901 Snow Removal 2/3/14 to 3/3/14	11,901.65	11,901.65
8101	247 - SOMERSET COUNTY TREASURER	PO 4904 Pot hole repair Princeton Ave.	129.58	129.58
8102	247 - SOMERSET COUNTY TREASURER	PO 4914 Recycling Professional Services Jan	33.50	33.50
8103	247 - SOMERSET COUNTY TREASURER	PO 4933 County Household Recycling Q2 2014	1,747.01	1,747.01
8104	247 - SOMERSET COUNTY TREASURER	PO 4947 Board of Health County fees	1,013.58	1,013.58
8105	251 - SOUTH BOUND BROOK BOROUGH	PO 4905 Police Service April 10-May 9 & May	9,631.49	9,631.49
8106	452 - SPRINT-NEXTEL CORP	PO 4926 mayor and clerk's cell phones	166.24	166.24
8107	259 - NEW JERSEY STATE TREASURER	PO 4918 Marriage license fees	25.00	25.00
8108	259 - NEW JERSEY STATE TREASURER	PO 4919 Storm water managment fee	500.00	500.00
8109	416 - THOMAS BREMNER	PO 4925 July 4th picnic expenses	427.72	427.72
8110	284 - VALIC	PO 4944 2014 LOSAp	19,000.00	19,000.00
8111	286 - VAN CLEEF ENGINEERING	PO 4917 Engineering services April 2014	4,455.00	4,455.00
8112	286 - VAN CLEEF ENGINEERING	PO 4949 Engineering services Junel 2014	2,605.39	2,605.39
8113	289 - VERIZON	PO 4907 EMS phone June & July	163.43	163.43
8114	387 - W. B. MASON CO.	PO 4945 Office supplies	88.92	88.92
8115	293 - ROCKY HILL WATER & SEWER DEPARTMENT	PO 4923 Municipal building water and hydran	767.50	767.50
8116	530 - WOOLSON SUTPHEN ANDERSON	PO 4950 Planning Board Legal Services	462.00	462.00
TOTAL				103,746.18

Total to be paid from Fund 01 CURRENT FUND

103,746.18

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103,746.18

July 21, 2014 (cont.)

List of Bills - (1926005) INTERFUND - DUE CURRENT TRUST OTHER

Check#	Vendor	Description	Payment	Check Total
8117	204 - PITNEY BOWES	PO 4948 postage meter refill	252.00	252.00
8118	455 - TAMARA LEE PP	PO 4929 Planning Board: 25 Washington St. A	945.00	945.00
8119	286 - VAN CLEEF ENGINEERING	PO 4949 Engineering services Junel 2014	1,613.50	1,613.50
8120	530 - WOOLSON SUTPHEN ANDERSON	PO 4950 Planning Board Legal Services	306.00	306.00
TOTAL				3,116.50

Total to be paid from Fund 19 TRUST OTHER

3,116.50  
 =====  
 3,116.50

List of Bills - (0810101001) CASH UTILITY OPERATING

Check#	Vendor	Description	Payment	Check Total
6913	415 - AQUA PRO TECH LABS	PO 4916 Water dept. testing	40.00	40.00
6914	415 - AQUA PRO TECH LABS	PO 4932 Water Dept. testing June 2014	20.00	20.00
6915	364 - BRIAN RICHTER	PO 4931 Water meter books Q2 2014	200.00	200.00
6916	321 - MIRACLE CHEMICAL CO	PO 4920 Water Dept. chemicals	59.60	59.60
6917	450 - ONE CALL CONCEPTS INC	PO 4921 June One calls	8.54	8.54
6918	204 - PITNEY BOWES	PO 4948 postage meter refill	368.99	368.99
6919	204 - PITNEY BOWES	PO 4952 Postage machinge rental	29.00	29.00
6920	210 - PSE&G	PO 4940 Water Dept. electric	1,905.90	1,905.90
6921	316 - STATE OF NEW JERSEY PWT	PO 4935 State water tax Q2 2014	56.36	56.36
6922	311 - TIM LESKO	PO 4930 Lawn mowing at well and cell tower	450.00	450.00
6923	286 - VAN CLEEF ENGINEERING	PO 4917 Engineering services April 2014	436.00	436.00
6924	286 - VAN CLEEF ENGINEERING	PO 4949 Engineering services Junel 2014	632.30	632.30
6925	289 - VERIZON	PO 4906 Water Dept. phone June and July	60.48	60.48
TOTAL				4,267.17

Total to be paid from Fund 08 UTILITY OPERATING

4,267.17  
 =====  
 4,267.17

**RESOLUTION 2014 - 62**

**BOROUGH OF ROCKY HILL  
SOMERSET COUNTY**

**WHEREAS**, the Borough Hall is utilized by the public on many occasions; and

**WHEREAS**, Phil Kartsonis, Public Safety has researched an Automated External Difribulator (AED); and

**WHEREAS**, an AED would be beneficial to have at the Borough Hall in case of an emergency; and

**WHEREAS**, the amount to purchase the AED is \$1,150.00; and

**WHEREAS**, there is a maintenance fee of \$125.00 every two years; and

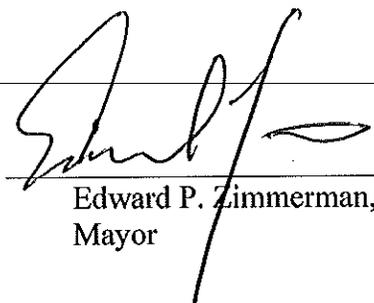
**WHEREAS**, there are sufficient funds in the Borough's budget to pay for this purchase.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Rocky Hill, County of Somerset, State of New Jersey, as follows:

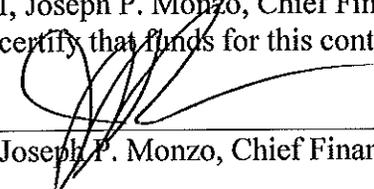
1. That an AED is purchased and installed in the Borough Office for an amount not to exceed \$1,150.00.
2. That there are sufficient funds in the Borough of Rocky Hill budget for this purchase as certified by the Chief Financial Officer.
3. This Resolution shall take effect immediately.

ATTEST:

By:   
\_\_\_\_\_  
Rebecca P. Newman, RMC  
Borough Clerk

By:   
\_\_\_\_\_  
Edward P. Zimmerman,  
Mayor

I, Joseph P. Monzo, Chief Financial Officer of the Borough of Rocky Hill do hereby certify that funds for this contract are available from: \_\_\_\_\_.

  
\_\_\_\_\_  
Joseph P. Monzo, Chief Financial Officer

Borough of Rocky Hill  
County of Somerset

Resolution 2014-63

**SPECIAL EMERGENCY Resolution Pursuant to – NJSA 40A:4-55**

WHEREAS, it has been found necessary to make an Emergency Appropriation to meet certain extraordinary expenses incurred, or to be incurred, by the payment for the county ordered real property revaluation and,

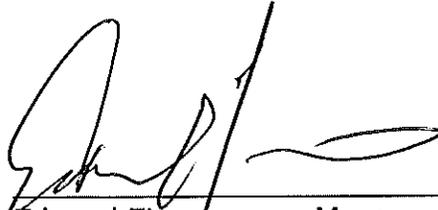
WHEREAS, NJSA 40A:4-53 provides that it shall be lawful to make such appropriation, which appropriation and/or the "special emergency notes" issued to finance the same shall be provided for in succeeding annual budgets by the inclusion of an appropriation of at least one-fifth of the amount authorized pursuant to this act.

NOW, THEREFORE BE IT RESOLVED, (by not less than two-thirds of all governing body members affirmatively concurring) that in accordance with the provisions of NJSA 40A:4-55:

1. An emergency appropriation is hereby made for **Codification of Borough Ordinances** in the total amount of \$ 11,000.
2. That the emergency appropriation shall be provided for in the budgets of the next succeeding five years by the inclusion of not less than \$2,200 per year.
3. That the statement required by the Local Finance Board has been filed with the Clerk and a copy will be transmitted to the Director of the Division of Local Government Services
4. That two (2) certified copies of this resolution will be filed with the Director of the Division of Local Government Services; however, no approval is required from the Division.

ATTEST:

  
\_\_\_\_\_  
Rebecca P. Newman  
Borough Clerk

  
\_\_\_\_\_  
Edward Zimmerman, Mayor

BOROUGH OF ROCKY HILL  
COUNTY OF SOMERSET

**RESOLUTION 2014-64**

**WHEREAS**, on June 6, 2011, Rebecca Newman was appointed Rocky Hill Borough Clerk for a three (3) year term, which expired on June 6, 2014; and

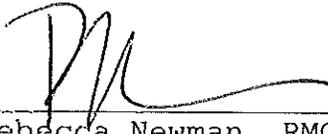
**WHEREAS**, the Borough Council desires to re-appoint Rebecca P. Newman as Borough Clerk, and

**WHEREAS**, at the June 16, 2014 meeting of the Borough Council, the Council voted unanimously to appoint Rebecca Newman to a second term as Borough Clerk granting her tenure; and

**NOW, THEREFORE, BE IT RESOLVED** on this 21st day of July, 2014, by the Borough Council of the Borough of Rocky Hill, County of Somerset, State of New Jersey, that:

1. Memorializes the appointment of Rebecca Newman on June 16, 2014 as the Borough of Rocky Hill Clerk for the Borough of Rocky Hill for an indeterminate term, who shall hold that position during<sup>n</sup> good behavior and efficiency and compliance with the requirements of law.
2. Ms. Newman shall be paid in accordance with the current salary ordinance for that position, which is currently \$20,290.00.

ATTEST:

  
\_\_\_\_\_  
Rebecca Newman, RMC  
Borough Clerk

\_\_\_\_\_  
Edward Zimmerman, Mayor

CERTIFICATION

(Revised June 13, 2014)

BOROUGH OF ROCKY HILL  
ORDINANCE NO. 2014-3

AN ORDINANCE AMENDING ARTICLE 4 TITLED "GENERAL PROVISIONS", SECTION 428 TITLED "ZONING DISTRICTS AND ZONING MAP" OF THE DEVELOPMENT REGULATIONS ORDINANCE OF THE BOROUGH OF ROCKY HILL TO ADJUST THE ZONING DISTRICT BOUNDARY LINE BETWEEN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND VO VILLAGE OFFICE DISTRICT.

BE IT ORDAINED by the Mayor and Council of the Borough of Rocky Hill, in the County Somerset, State of New Jersey, as follows:

Section 1. Article 4 titled "General Provisions", Section 428 titled "Zoning Districts and Zoning Map", of the Development Regulations Ordinance of the Borough of Rocky Hill is amended to adopt a new zoning map adjusting the Zoning District boundary line between the R-1 Single Family Residential District and VO Village Office District as shown on the "Zoning Map, Borough of Rocky Hill, Somerset County, NJ, Revised June, 2014", attached as Exhibit A, by adjusting the R-1 Single Residential District boundary to include a portion of Lot 6 in Block 5.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

**Section 3.** In the event of any inconsistencies between the provisions of this Ordinance and any prior Ordinance of the Borough of Rocky Hill, the provisions of this Ordinance shall be determined to govern. All other parts, portions and provisions of Borough of Rocky Hill Development Regulations Ordinance are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**SECTION 4.** (a) The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and pursuant to N.J.S.A. 40:55D-62.1 to the owners of all real property as shown on the current tax duplicates located within the Zoning District and within 200 feet in all directions of the boundaries of the Zoning Districts.

(b) Notice shall also be given by (1) serving a copy on the property owner of Lot 6 in Block 5 as shown on the current tax duplicate, or his agent in charge of the property, or (2) mailing a copy by certified mail and regular mail to the property owner at his or her address as shown on the current tax duplicate. Notice to a partnership owner may be made by service upon any partner. Notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the

corporation. Notice to a condominium association, horizontal property regime, community trust or homeowners' association, because of its ownership of common elements or areas located within 200 feet of the boundaries of the Zoning Districts which are the subject of the hearing, may be made in the same manner as to a corporation, in addition to notice to unit owners, co-owners, or homeowners on account of such common elements or areas.

(c) The Borough Clerk shall execute affidavits of proof of service of the notices required by this section, and shall keep the affidavits on file along with the proof of publication of the notice of the required public hearing on this Ordinance.

**SECTION 5.** After introduction, the Borough Clerk is hereby directed to submit a copy of this Ordinance to the Planning Board of the Borough of Rocky Hill for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within thirty (35) days after referral, a report including identification of any provisions in this Ordinance which are inconsistent with the Borough Master Plan and recommendations concerning any inconsistencies and any other matter as the Planning Board deems appropriate.

**SECTION 6.** This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of the

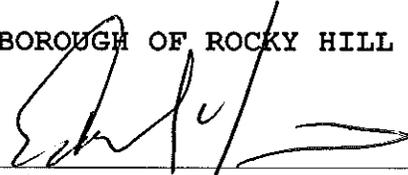
adopted Ordinance by the Borough Clerk with the Somerset County  
Planning Board pursuant to N.J.S.A. 40:55D-16.

**ATTEST:**



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Rebecca P. Newman, Clerk

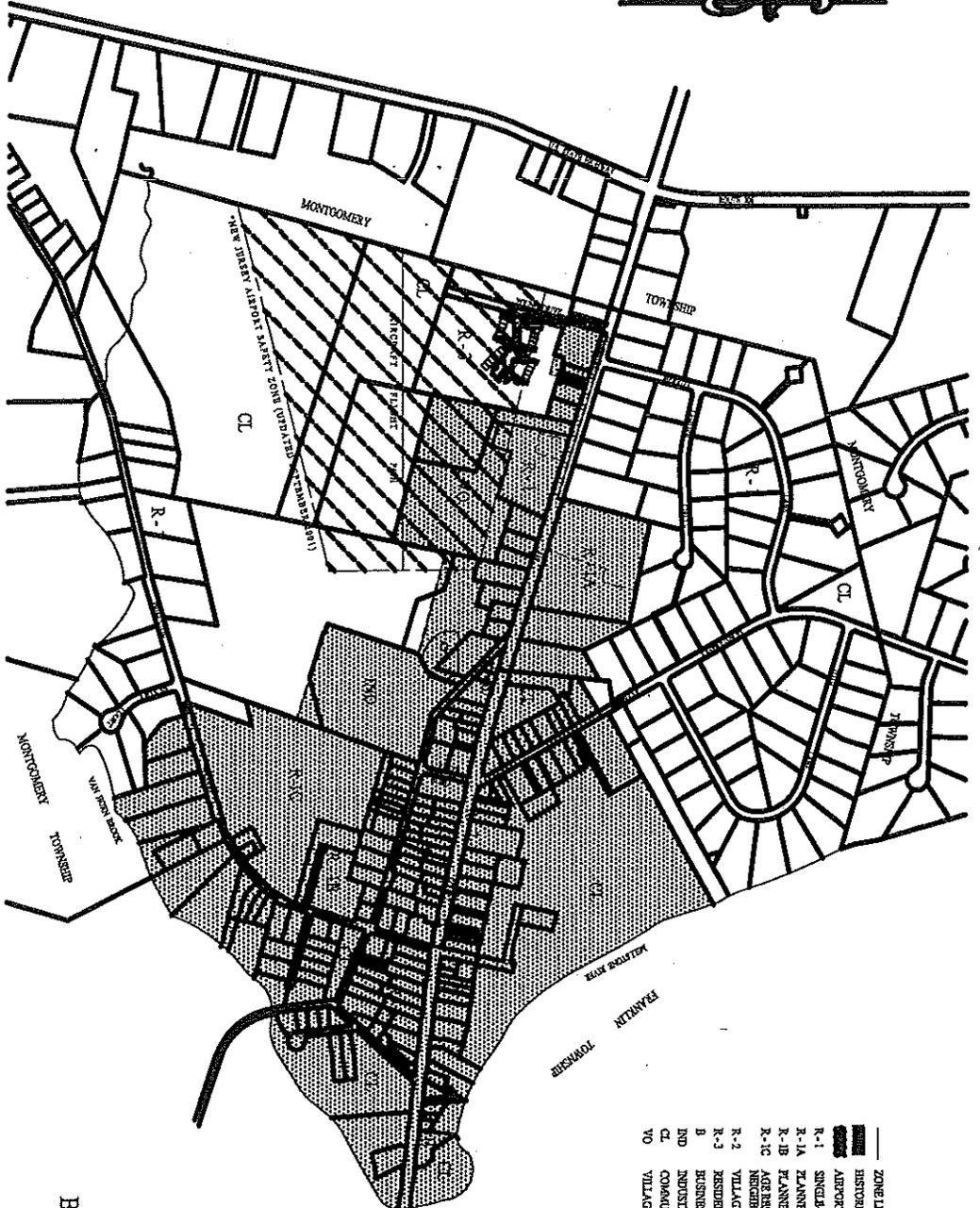
**BOROUGH OF ROCKY HILL**



\_\_\_\_\_  
Edward P. Zimmerman, Mayor

Introduction 6/14, 2014

Final Adoption 7/21, 2014



- ZONE LINE
- ▨ HISTORIC PRESERVATION ZONE
- ▨ AIRPORT HAZARD ZONE
- R-1 SINGLE-FAMILY RESIDENTIAL
- R-1A PLANNED RESIDENTIAL A
- R-1B PLANNED RESIDENTIAL B
- R-1C AGE RESTRICTED/TRADITIONAL NEIGHBORHOOD DEVELOPMENT VILLAGE RESIDENTIAL
- R-2 RESIDENTIAL - CLUSTER
- R-3 BUSINESS
- B INDUSTRIAL
- IND COMMUNITY LAND
- CL VILLAGE OFFICE
- VO

**ZONING MAP**  
**BOROUGH OF ROCKY HILL**  
 Somerset County, NJ

MAY 1, 1993  
 REVISIONS: 02/08/98, 06/04  
 REVISIONS: 03/08/2014  
 Scale: 1" = 400'  
 Base Map and Graphics Prepared by Van Clee Engineering Associates

NTGOMERY

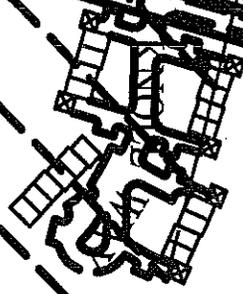
TOWNSHIP

CL

YOUNG DRIVE

AIRCRAFT

R-2



FLIGHT

MERRITT

PATH

NO

R-1

LEMORE

CIRCLE

518

R-1A

IND

WILSON DRIVE

CL

CL

AVENUE

MARY

BOROUGH OF ROCKY HILL  
COUNTY OF SOMERSET

ORDINANCE 2014-4

AN ORDINANCE OF THE BOROUGH OF ROCKY HILL, COUNTY OF SOMERSET, STATE OF NEW JERSEY, AUTHORIZING AN EMERGENCY APPROPRIATION FOR THE PURPOSE OF UPDATING AND MAKING CURRENT THE CODIFICATIONS OF ORDINANCES WITHIN THE BOROUGH

**WHEREAS**, The Borough Council has determined that the Borough ordinances are in need of re- codification;

**WHEREAS**, the Borough Council has been informed that the cost of this re-codification shall not exceed \$ 11,000 and wishes to fund same through special emergency appropriation under N.J.S.A 40A:4-53;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Rocky Hill, County of Somerset, State of New Jersey as follows:

**ARTICLE I. Special Emergency Appropriation Authorized.**

- A. Pursuant to the provisions of N.J.S.A. 40A:4-53(b), there is hereby appropriated the sum of \$ 11,000 to pay for the codification of the borough ordinances in 2014
- B. The authorization to finance the appropriation shall be provided for in each succeeding annual budget by inclusion of at least one fifth of the amount authorized under this Ordinance.

**ARTICLE II. Effective Date.**

- A. **Effective Date.** This Ordinance shall take effect upon proper passage in accordance with the law.
- B. A copy of this Ordinance shall be filed with the Director of the Division of Local Government Services within the Department of Community Affairs of the State of New Jersey.

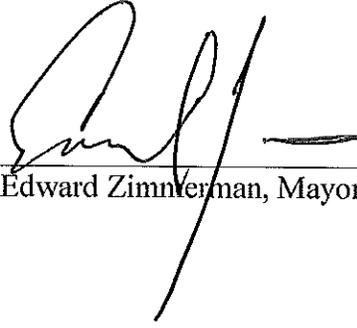
INTRODUCED: 6/16/14  
ADOPTED: 7/21/14

ATTEST:



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Rebecca Newman, RMC  
Borough Clerk



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Edward Zimmerman, Mayor