

Borough of Rocky Hill
Planning Board
Minutes of the Regular Meeting
November 15th, 2011

The Regular Meeting of the Planning Board was called to order by Acting Chair Cathy Cann at 7:30 PM.

NOTICE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Acting Chair Cann 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 23rd, 2011. Notice remains continuously posted as required under the Statute. A copy of this notice is available to the public and is on file in the Borough Hall.

SALUTE TO THE FLAG

ROLL CALL

Present: Mark Blasch, Martin Engelbrecht, Linda Goldman, Michael Goldman, Connie Hallman, Raymond Whitlock, Cathy Cann

Absent: Robert Ayrey, Tim Corlis, Julia Hasser, George White, Ed Zimmerman

Also Present: Planning Board Attorney Valerie Kimson

APPROVAL OF MINUTES

Regular Meeting Minutes- October 11, 2011 -Motion was made by Hallman to approve the minutes as amended. Motion was seconded by Engelbrecht. Motion carried on roll call vote--all ayes.

For: Blasch, Engelbrecht, M. Goldman, Hallman, Whitlock, Cann

Against: None

Abstain: L. Goldman

APPLICATION

Use Variance: Greg and Debra Wohar, 141/143 Washington St., Block 8 Lot 1

** Class 1 Member L. Goldman did not participate.*

Michael Fedun, attorney for the applicant, explained that the applicant originally received a use variance for the property in 1986 with the condition that the two units remain in common ownership, and that the applicant is now asking for the condition to be removed. The attorney argued that the condition is causing a hardship because the applicant cannot sell his property with the condition.

Attorney Kimson swore in applicant Greg Wohar.

The applicant testified that he was unable to sell his property as a two family home with a single owner because no appraiser could find a comparable property in the area. The applicant then found two separate buyers for the two units. Both owners will jointly maintain the property under the condominium agreement. The property has a common driveway with designated parking spots for each unit.

Resolution 2011-11, Resolution to Approve Use Variance Bock 8 Lot 1 (141/143 Washington St.)

A motion was made by Whitlock to approve the resolution with a second by Hallman. Motion carried on roll call vote.

For: Blasch, Engelbrecht, M. Goldman, Hallman, Whitlock, Cann
Against: None
Abstain: None

OTHER BUSINESS

Resolution 2011-12, Approval of Preservation Application: Shed – 69 Washington St.

Resolution 2011-13, Approval of Preservation Application: Restoration of Outbuildings- 98 Washington St.

Resolution 2011-14, Approval of Preservation Application: Addition – 10 Grove St.

A motion was made by Whitlock to approve Resolutions 2011-12, 2011-13 as amended, and 2011-14, with a second by Blasch. Motion carried on roll call vote.

For: Blasch, Engelbrecht, M. Goldman, Hallman, Whitlock, Cann
Against: None
Abstain: L. Goldman

OPEN PUBLIC COMMENT

The meeting was opened to the public. Hearing none, the floor was closed.

CHAIRMAN'S COMMENTS

Acting Chair Cann stated that she had no comments for the Board.

OTHER BUSINESS

None

DISCUSSION OF BILLS

The Board reviewed the escrow balances and noted that the Martin (10 Princeton Ave.) account has a negative balance. Secretary Witt was instructed to find out if there are any outstanding invoices from the attorney or planner and then contact the attorney for the applicant to notify him of the arrears.

Attorney Kimson will contact the lawyer for Schaffer to see if he would like his escrow account closed.

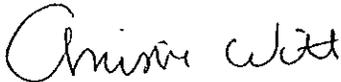
NEW BUSINESS

Acting Chair Cann stated that her term expires at the end of the year, and that she will no longer be available to serve as Chair of the Planning Board. The terms of Blasch and White will also expire at the end of the year. Hallman announced that Michael Goldman would be willing to serve as Chair.

ADJOURNMENT

A motion was made at 8:09 PM by Whitlock to adjourn the meeting. Motion seconded by Blasch. All voted in favor of adjournment.

Respectfully Submitted:



Christine Witt
Recording Secretary

BOROUGH OF ROCKY HILL PLANNING BOARD

RESOLUTION NO. RHPB 2012-01

RESOLUTION TO ADOPT 2012 MEETING SCHEDULE:

BE IT RESOLVED by the Planning Board of the Borough of Rocky Hill, County of Somerset, State of New Jersey that the following is hereby established as a schedule of regular public meetings of the Planning Board for the year 2012, to include the reorganization/regular meeting of 2013, all meetings starting at 7:30 PM in the Rocky Hill Borough Hall, 15 Montgomery Avenue, Rocky Hill, New Jersey:

February 14, 2012

March 13, 2012

April 10, 2012

May 8, 2012

June 12, 2012

July 10, 2012

August 14, 2012

September 11, 2012

October 9, 2012

November 13, 2012

December 11, 2012

January 8, 2013 (Re-Org meeting)

BOROUGH OF ROCKY HILL

RESOLUTION NO. RHPB 2012-02

OFFICIAL BOROUGH NEWSPAPER

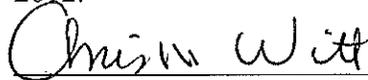
WHEREAS, official newspapers must be designated for purposed adherence to the Open Public Meetings Act and for other official public communication purposes; and

WHEREAS, the Somerset Spectator has been deemed to be the most local weekly newspaper; and

WHEREAS, the Courier News has been determined to be the most appropriate daily area newspaper.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Borough of Rocky Hill of Somerset, State of New Jersey that the Somerset Spectator and Courier News are hereby designated as the official Borough newspapers for the Borough of Rocky Hill, County of Somerset, State of New Jersey for the year 2012.

The above is a copy of a Resolution adopted by the Borough of Rocky Hill Planning Board on January 10th, 2012.



Christine Witt, Recording Secretary

BOROUGH OF ROCKY HILL PLANNING BOARD
RESOLUTION NO. RHPB 2012-03

PROFESSIONAL SERVICES -PLANNING BOARD ATTORNEY

WHEREAS, there exists a need for the services of a planning board attorney to the Planning Board as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and 20.5; and

WHEREAS, Valerie Kimson, Esq., of Mason, Griffin & Pierson, P.C., has submitted a proposal indicating she will provide legal services for the Borough of Rocky Hill Planning Board at a rate not to exceed \$140.00 per hour for general matters, \$150.00 per hour for all litigation matters, and \$75.00 per hour for all paralegal services; and

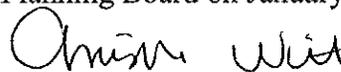
WHEREAS, Valerie Kimson of Mason, Griffin & Pierson, P.C., has completed and submitted a Business Entity Disclosure Certification which certifies that she has not made any reportable contributions to a political or candidate committee in the Borough of Rocky Hill in the previous one year, and that the contract will prohibit her from making any reportable contributions through the term of the contract; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a resolution authorizing the award of contracts for professional services without competitive bids and the contract itself be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Rocky Hill, in the county of Somerset, as follows:

1. The Chairman and Secretary are authorized and directed to execute a contract for professional services with Valerie Kimson, Attorney at Law, of the firm Mason, Griffin & Pierson, as attorney to the Board for the period January 1, 2012 through December 31, 2012.
2. This contract is awarded without competitive bidding as a "professional service" under the provisions of the Local Public Contracts Law because the services are performed by a person or persons authorized by law to practice a recognized profession, and it is not required to obtain competitive bids.
3. Payment under the contract will not exceed amount appropriated in the municipal budget or obtained by escrow, for such purpose, and payment shall be contingent upon certification of available funds.
4. That the Business Disclosure Entity Certification and the Determination of Value will be placed on file with this resolution.

The above is a copy of a Resolution
adopted by the Borough of Rocky Hill
Planning Board on January 10th, 2012.



Christine Witt, Recording Secretary

BOROUGH OF ROCKY HILL PLANNING BOARD
RESOLUTION NO. RHPB 2012-04

PROFESSIONAL SERVICES - PROFESSIONAL ENGINEER

WHEREAS, there exists a need for the services of a professional engineer to the Planning Board as a non-fair and open contract pursuant to provisions of N.J.S.A. 19:44A-20.04 and 20.5; and

WHEREAS, the firm of VanCleaf Engineering Associates has submitted a proposal indicating they will provide engineering services for the Borough of Rocky Hill Planning Board at the rate not to exceed \$150.00 per hour; and

WHEREAS, the firm of VanCleaf Engineering Associates has completed and submitted a Business Entity Disclosure Certification which certifies that VanCleaf Engineering Associates has not made any reportable contributions to a political or candidate committee in the Borough of Rocky Hill in the previous one year, and that the contract will prohibit VanCleaf Engineering Associates from making any reportable contributions through the term of the contract; and

WHEREAS, the Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a resolution authorizing the award of contracts for professional services without competitive bids and the contract itself be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Rocky Hill, in the County of Somerset, as follows:

1. The Chairman and Secretary are authorized and directed to execute a contract for professional services with William Tanner, P.E., of VanCleaf Engineering, as professional engineer to the Board for the period January 1, 2012 through December 31, 2012.
2. This contract is awarded without competitive bidding as a "professional service" under the provisions of the Local Public Contracts Law because the services are performed by a person or persons authorized by law to practice a recognized profession, and it is not required to obtain competitive bids.
3. Payment under the contract will not exceed amount appropriated in the municipal budget or obtained by escrow, for such purpose, and payment shall be contingent upon certification of available funds.
4. That the Business Disclosure Entity Certification and the Determination of Value will be placed on file with this resolution.

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Christine Witt, Recording Secretary

BOROUGH OF ROCKY HILL PLANNING BOARD

RESOLUTION NO. RHPB 2012-05

PROFESSIONAL SERVICES - PLANNING CONSULTANT

WHEREAS, there exists a need for the services of a planning consultant to the Planning Board as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and 20.5; and

WHEREAS, Tamara Lee Consulting, P.P., has submitted a proposal indicating she will provide planning services for The Borough of Rocky Hill Planning Board at the rate of \$105.00 per hour; and

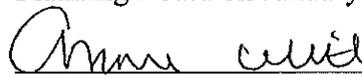
WHEREAS, Tamara Lee Consulting, P.P. has completed and submitted a Business Entity Disclosure Certification which certifies that she has not made any reportable contributions to a political or candidate committee in the Borough of Rocky Hill in the previous one year, and that the contract will prohibit her from making any reportable contributions through the term of the contract; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a resolution authorizing the award of contracts for professional services without competitive bids and the contract itself be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Rocky Hill, in the County of Somerset, as follows:

1. The Chairman and Secretary are authorized and directed to execute a contract for professional services with Tamara Lee Consulting, P.P., as Planning Consultant to the Board for the period January 1, 2012 through December 31, 2012.
2. This contract is awarded without competitive bidding as a "professional service" under the provisions of the Local Public Contracts Law because the services are performed by a person or persons authorized by law to practice a recognized profession, and it is not required to obtain competitive bids.
3. Payment under the contract will not exceed amount appropriated in the municipal budget or obtained by escrow, for such purpose, and payment shall be contingent upon certification of available funds.
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Christine Witt, Recording Secretary