

AN ORDINANCE ESTABLISHING CHAPTER 80 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED “HISTORIC PRESERVATION”

WHEREAS, the Township Council of the Township of Robbinsville finds that it is necessary and in the public interest to make certain amendments to the Municipal Code, in order to establish Chapter 80 entitled “Historic Preservation” to create a Historic Preservation Chapter within the Township Code;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, as follows:

Chapter 80- Historic Preservation

ARTICLE I
Title, Scope and Purpose

§ 80-1. Short title; authority.

A. Short title.

- (1) This chapter shall be known by and may be referred to by the short title of “The Historic Preservation Ordinance of the Township of Robbinsville” and may be cited as such.
- (2) This chapter shall consist of text and a zoning map, said zoning map being entitled “Zoning Map, Township of Robbinsville.” This map, together with all explanatory matter thereon, is declared to be part of this chapter, and is on file with the Township Clerk and Land Use Board Secretary. If and when changes are made in zoning boundaries as included on said zoning map, such changes in the map shall be made promptly after the Township governing body approves such amendment.

B. Authority. This chapter is enacted pursuant to the authority granted by Chapter 291, Laws of 1975, commonly referred to and cited as the “Municipal Land Use Law” (N.J.S.A. 40:55D-1 et seq.), as amended; and, without limiting the foregoing, pursuant to the authority granted by Chapter 516, Section 21, Laws of 1985, commonly referred to and cited as “Historic Preservation Commission,” N.J.S.A. 40:55D-107 et seq.

§ 80-2. Establishment of system for historic preservation.

A. Framework. The Township Council of the Township of Robbinsville hereby creates a framework of regulations and measures that will be employed by the Township to effect and enhance historic preservation.

B. Regulations and measures. Said regulations and measures shall include, but not be limited to, establishment and operation of an Historic Preservation Commission, to perform, manage, and coordinate advancing public interests through historic preservation and manage change within the Township through designation and regulation of historic

landmarks and historic districts within the Township; and issuance of certificate of appropriateness; and other measures and regulations referenced herein.

§ 80-3. Scope; minimum requirements.

- A. Provisions. The provisions of this chapter shall be held to be minimum requirements. It is not intended by this chapter to repeal, abrogate, annul or in any way to impair existing provisions of other articles, chapters, or ordinances, except those specifically repealed by this chapter, or private restrictions placed upon property by deed, covenant or other agreements. Where this chapter imposes a greater restriction than is imposed and required by other provisions of law or by other rules, regulations or resolutions, the provisions of this chapter shall control. Where the provisions of any other laws, ordinances, rules, regulations, or resolutions require greater restrictions than are imposed by this chapter, the provisions of such other laws, rules, regulations or restrictions shall control. Where the provisions of a covenant or easement require greater restrictions than are imposed by this chapter, the provisions of such covenant or easement shall control. The Township shall coordinate its efforts with any such covenant or easement to fully effectuate its historic preservation purposes.

§ 80-4. Intended purposes.

Intentions. The intention of this chapter is to advance public interests, effectuate and accomplish the protection, enhancement, and perpetuation of historic resources, buildings, structures, sites, objects, improvements, and districts within the Township of Robbinsville; to implement certain aspects of the Township's Master Plan; to provide guidance to property owners in achieving preservation of historic resources; and to advance the following public purposes:

- A. To enhance the general welfare of the public by preserving and protecting historic, architectural, engineering, social, cultural, archaeological, scenic, and aesthetic resources in the Township.
- B. To promote the economic welfare of the Township through the protection, preservation, rehabilitation, and reconstruction of its historic resources, historic landmarks and historic districts.
- C. To encourage the continued use of historic resources, historic landmarks and historic districts, and to facilitate their appropriate use or reuse.
- D. To identify, designate, and regulate historic resources, historic landmarks and historic districts, in order to preserve their historic, architectural, engineering, social, cultural, archaeological, scenic, and aesthetic significance.
- E. To enhance the public's knowledge and appreciation of the history and historic resources of the Township of Robbinsville, for the education, pleasure, and welfare of the local population and visitors.

- F. To foster civic pride in the history, culture, and architecture of the Township of Robbinsville.
- G. To encourage property owners and occupants to maintain historic resources, historic landmarks, historic districts, and surrounding properties, to make private investments in historic resources, to encourage sensitive beautification and reuse, in keeping with the requirements and standards of this chapter and the Secretary of the Interior's standards.
- H. To maintain the visual and aesthetic continuity, diversity, and character of the Township and its neighborhoods.
- I. To maintain and develop an appropriate and harmonious setting for Township of Robbinsville's historic resources, historic landmarks and historic districts.
- J. To manage changes of historic resources, historic landmarks and historic districts by encouraging sensitive alteration and/or new construction in keeping with the historic character of the Township.
- K. To advise, coordinate, and assist the community to maintain an overall vision of historic and cultural preservation within Robbinsville and the region, on behalf of the Township.
- L. To encourage the proper maintenance and preservation of historic settings and landscapes; and
- M. To discourage the unnecessary demolition or removal of historic resources, historic landmarks and historic districts.

ARTICLE II Word Use and Definitions

§ 80-5. Compliance with other definitions.

Terms. Unless otherwise expressly stated, the following terms shall, for the purposes of this chapter, have the meaning as herein defined. Any word or term not noted below shall be used with a meaning as defined in Webster's Third New International Dictionary of the English Language, unabridged or its most recent edition thereof. Moreover, whenever a term is used in this chapter which is defined in N.J.S.A. 40:55D-1 et seq., such term is intended to have the meaning as defined in N.J.S.A. 40:55D-1 et seq., unless specified to the contrary in this chapter. Where improvements are governed by the New Jersey Residential Site Improvement Standards (RSIS), such terms shall have the same meaning as in N.J.A.C. Title 5, Chapter 21.

§ 80-6. Definitions and descriptions.

Words and Terms. Unless otherwise expressly stated or the context otherwise requires, the following words and terms, for the purpose of this chapter or any rules and regulations later adopted hereunder, shall have the meanings as indicated:

ADDITION — An extension or increase in the size, floor area, lot coverage, or height of any building, structure, site, object, improvement, or landmark.

ADMINISTRATIVE OFFICER — The Township employee or officer, or alternate, appointed by the Mayor, who is responsible for various administrative duties set forth herein.

AFFECTING A LANDMARK OR HISTORIC DISTRICT — Any activity or proposed work shall be deemed to be “affecting a designated historic landmark” if the construction code official, Historic Preservation Commission, Land Use Board, or governing body shall so find pursuant to the general criteria for review in Article V, § 80-18 of this chapter; or if aforesaid activity or work is proposed to be conducted on a property or lot that is partly or entirely within:

- A. An historic landmark; or
- B. An historic district; or
- C. An historic buffer area; or
- D. The vista or view of an historic landmark or historic district; or
- E. If aforesaid activity or work would alter or remove any historic feature of an historic resource.

ALTERATIONS — Any change in the exterior features; rearrangement in the structural parts or in the existing facilities; an addition; moving any building, structure, object, or improvement or combination of them from one location or position to another; changes to the appearance of an exterior surface other than paint except for new paint applied to historically unpainted surfaces; changes or modifications to its historic features; and addition of a sign or the enlargement of any existing sign. “Alterations” does not mean painting or cleaning except new paint applied to historically unpainted surfaces; ordinary maintenance and repairs; or repairs on an existing property, site, building, structure, or improvement, after a sudden disaster (such as a storm, flood, or fire), for the limited purposes of protecting human life and human safety, and, to the extent then possible, protecting the historic resource from further damage.

APPLICATION — A request to the commission made pursuant to this chapter for the purposes of obtaining a certificate of appropriateness or other action by the Historic Preservation Commission hereunder specified.

APPLICATION FOR DEVELOPMENT — An application to the Land Use Board of the Township of Robbinville for approval of a major or minor subdivision, plat, or site plan, planned development, conditional use, or zoning variance, or an application for the construction, reconstruction, conversion, alteration, relocation, or enlargement of any building or other structure, excavation, or landfill, or for any use, or change in the use, of any building, or other structure, or of any parcel of land, for which permission may be required pursuant to the Municipal Land Use Law.

BUILDING — Any man-made structure created principally to shelter any form of human activity as well as its functionally related appurtenances or improvements such as a house

and a barn. Human activity includes business, education, habitation, manufacture, religion, shelter, storage, trade, transportation, and the like.

COMMISSION OR HPC — The Historic Preservation Commission established pursuant to the provisions of this chapter; it acts as the Historic Preservation Commission referred to in the Municipal Land Use Law and cited as N.J.S.A. 40:55D-107 et seq., and as set forth in Chapter 80 of the General Code of the Township of Robbinsville.

CONSTRUCTION OFFICIAL — The officer in charge of the granting of building or construction permits in the Township.

DEMOLITION — The partial or total razing, dismantling, “gutting,” or destruction, whether entirely or in part, of any designated property, site, building, structure, object, or improvement, or the obliteration of any natural feature. Demolition includes the removal of a property, site, building, structure, object, or improvement from its location, or the removal, or destruction, of its facade, surface, or cultural, historical, archaeological, or architectural elements.

DESIGNATED LANDMARK OR DISTRICT — An individual building, structure, site, object, improvement or district which has been determined to have historical, architectural, archeological, cultural, engineering, aesthetic, or other significance pursuant to the provisions of this chapter.

DEVELOPMENT — The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alterations, relocation, or enlargement of any building or structure, or of any mining, excavation, or landfill, and any use, or change in the use, of any building, or other structure, or land, or use of land, for which permission may be required pursuant to the Municipal Land Use Law (N.J.S.A. 40:44D-4).

HISTORIC — Having historical, cultural, architectural, archeological, aesthetic, economic, engineering, social, or other significance as defined by the provisions of this chapter, whether from an historic or prehistoric era.

HISTORIC DISTRICT — One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites. (See N.J.S.A. 40:55D-4). For the purposes of this chapter, “historic district” shall further mean such overlay zone district or districts as are identified on the Zoning Map of the Township of Robbinsville pursuant to N.J.S.A. 40:55D-65.1.

HISTORIC DISTRICT RESOURCES — Those resources classified as either “key,” “contributing” or “noncontributing”, which are defined as follows:

- A. **KEY** — Any buildings, structures, sites, objects or improvements which, due to their significance, would individually qualify for historic landmark status;
- B. **CONTRIBUTING** — Any buildings, structures, sites, objects or improvements which are integral components either because they date from a time period which makes them historically significant or because they represent an architectural type, period or method which is historically significant; and
- C. **NONCONTRIBUTING** — Any buildings, structures, sites, objects or improvements which do not add to the historic architectural qualities, historic

associations, or archaeological values for which an historic district is significant because:

- 1) They were not present during the period of significance; or
- 2) They no longer possess historic integrity reflecting its character at that time or are incapable of yielding important information about the period due to alterations, disturbances, additions, or other changes; or
- 3) They do not independently meet the National Register criteria.

HISTORIC LANDMARK(S) — Any buildings, structures, sites, objects, improvements, or districts, which possess integrity of location, design, setting, materials, workmanship, and association, which have been determined, pursuant to the terms of this chapter, to meet one or more of the following criteria:

- A. Of particular historic significance to the Township of Robbinville by reflecting or exemplifying the broad cultural, political, economic, or social history of the nation, state or community; or
- B. Associated with the historic personages important in national, state, or local history; or
- C. The site of an historic event which had a significant effect on the development of the nation, state, or community; or
- D. An embodiment of the distinctive characteristics of a type, period, or method of architecture or engineering; or
- E. Representative of the work or works of a locally, regionally, or nationally important or recognized builder, designer, artist, or architect; or
- F. Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- G. Able or likely to yield important information in prehistory or history.

HISTORIC RESOURCE — Any prehistoric or historic district, site, building, structure, or object included in or eligible for inclusion in the historic preservation element of the Master Plan.

HISTORIC SITE — Any property, whether real or personal, man-made structure, natural object or configuration, or any portion or group of the foregoing of historical, archaeological, cultural, scenic, or architectural significance. (See N.J.S.A. 40:55D-4) For the purposes of this chapter, “historic site” shall further mean such sites as have been identified in the Master Plan as meeting the above-listed criteria.

IMPROVEMENT — Any structure or any part thereof installed upon real property by human endeavor and intended to be kept at the location of such construction of installation for a period of time not less than 120 continuous days.

IN-KIND — Same material, color, shape, quality, and appearance, based on historic research and physical evidence of essential form and detailing of historical materials, or features. All changes must maintain integrity. Historic components must be documented in place (“in situ”) as required by the Historic Preservation Commission (with photos, measurements, profiles, and drawings) prior to in-kind treatment, repair or replacement.

INTEGRITY — The ability of a property or element to convey its historic significance; the retention of those essential characteristics and features that enable a property to effectively convey its significance.

INVENTORY — A list of surveyed historic properties determined to meet criteria of significance specified herein.

LANDMARK — A building, structure, site, or object which has a special character or special historical or aesthetic interest as part of the development, heritage, or cultural characteristics of the Township, state, or nation, and which has been designated as a landmark pursuant to the provisions of this chapter. (See N.J.S.A. 40:55D-112).

LANDMARK DISTRICT — A geographic area with distinctly definable boundaries composed of several buildings or sites which:

- A. Have acquired a unity of character through the interrelationship of the component buildings and sites; and
- B. Have been designated as having historical, archeological, cultural, scenic, architectural or other significance pursuant to the provisions of this chapter.

MASTER PLAN — The Master Plan of the Township of Robbinsville, as amended from time to time, compiled pursuant to the Municipal Land Use Law.

MINOR APPLICATION — Any application for a certificate of appropriateness which:

- A. Does not involve demolition, relocation or removal of a key or contributing resource in an historic district;
- B. Does not involve an addition to a property in an historic district or new construction in an historic district;
- C. Is a request for approval of in-kind fences, signs, lighting, paving, trim, shutters, or streetscape work, which strictly complies with the adopted design guidelines for the proposed improvement and which, in the opinion of the chair in consultation with the Application Review Subcommittee, will not substantially affect the characteristics of the historic landmark and/or the historic district; or
- D. Is a request for a field change for a certificate of appropriateness which has already been issued, and which meets the criteria of Subsection A, B, or C above.

MUNICIPAL LAND USE LAW — The Municipal Land Use Law of the State of New Jersey, P.L. 1975, c. 291 (N.J.S.A. 40:55D-1 et seq.), as amended from time to time.

NATIONAL REGISTER CRITERIA — The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places, as set forth in 36 CFR 60.4 et seq.

OBJECT — A material thing of functional, aesthetic, cultural, historic, scenic, engineering, archaeological, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

ORDINARY MAINTENANCE AND REPAIR — The repair of any ordinary deterioration, wear, or damage to a structure or any part thereof, from its intended, normal, operation, or use, in order to return the same as nearly as practicable to its condition, operation, and appearance prior to the occurrence of such deterioration, wear, or damage with in-kind material and quality workmanship and having the same appearance. “Ordinary maintenance and repair” shall include routine maintenance or cyclical maintenance.

OWNER — Any person having a right, title, or interest in any property so as to be legally entitled, upon obtaining such permits and other authorizations as may be required pursuant to law, to perform construction, alteration, removal, demolition, or other work with respect to such property. “Owner” shall include a person or legal entity that has the actual or apparent authority from the owner to act on the owner’s behalf.

OVERLAY ZONE DISTRICT — A finite area of land, as designated by its boundaries on the Zoning Map, through which additional, specific, and uniform regulations govern land and structures on a geographic area but do not change the underlying zoning.

PERMIT — Any required approval, including but not limited to a certificate of appropriateness, construction permit, demolition permit, or a zoning permit.

PRESERVATION or PRESERVE — The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. New exterior additions are not within the scope of “preservation”; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems, and other code-required work, to make properties functional is appropriate within a preservation project.

PROPORTION — A system of comparative relationships with respect to size, shape, and amount, especially in relation to the whole. Systems of proportion govern the relationships between and among design aspects of property, site, building, building elements, improvements, objects, district, streetscape, and setting. Proportion applies at all scales. Generally, the goal of a proportional system is to produce a sense of order, coherence, and harmony between and among the parts, things, or elements.

PROTECTION or PROTECT — The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack, or to cover or shield the property from damage or destruction.

RECONSTRUCTION or RECONSTRUCT — The act or process of depicting, or reproducing, by means of new construction, the form, features, and detailing of a

nonsurviving building, structure, site, object, improvement or landscape for the purpose of replicating its appearance at a specific period of time and in its historic location when documentary and physical evidence is available.

REHABILITATION or REHABILITATE — The act or process of making possible an efficient compatible contemporary use for a property through repair, alterations, or additions, while preserving those portions or features of the property that convey its historical, cultural, archaeological, or architectural values.

REPAIR — Any physical work done on an improvement that is not an addition and does not change the exterior appearance, or historic or cultural features, of any improvement; provided, however, that any such repairs must be done with materials and workmanship of the same quality as the existing materials and workmanship of the improvement.

REPLACEMENT or REPLACE — The act or process of replicating any feature that is used to substitute for an existing and deteriorated or extensively damaged feature.

REMOVAL — To partially or completely cause a structure, building, improvement, or object, or portion thereof, to change to another location, position, station, or residence.

RESTORATION or RESTORE — The act or process of accurately recovering the form, details, features, and character of a property and its setting as it appeared at a particular period of time. It may sometimes mean the removal of features from other periods in its history and reconstruction or replacement of missing features from the restoration period. Restoration shall include documentation, retention, preservation, and safekeeping of features removed that are from other periods and which have acquired cultural, historic, or architectural value of their own. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

SECRETARY OF INTERIOR’S STANDARDS — The standards and guidelines issued by the U.S. Department of the Interior, National Park Service, pursuant to the Historic Preservation Act; 36 CFR 67; and 36 CFR 68. They are intended to apply to a wide range and wide variety of resource types, including buildings, sites, structures, objects and districts. They address preservation, rehabilitation, restoration, and reconstruction. The Treatment Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 Federal Register (Vol. 60, No. 133), and Standards for Rehabilitation were codified in 36 CFR 67. An illustrated publication regarding rehabilitation was issued pursuant to the foregoing standards is available under the title, “The Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings” (1991, reprinted 1997).

SITE — Any place, real property, or part, or combination of properties, whether public or private, with or without improvements, which is the location of a significant event or series of events, a prehistoric or historic occupation or activity, a trail, route, building, structure, or object, or any configuration, portion, or group of the foregoing, whether standing, ruined, or vanished, where the location itself possesses historical, cultural or archeological value regardless of the value of any existing building, structure, or object, above or below the property’s surface.

STREETSCAPE — The visual character of the street including, but not limited to, the architecture, building setbacks and height, fences, storefronts, signs, lighting, parking areas, materials, color, sidewalks, curbing and landscaping.

STRUCTURE — Any combination of materials used to form a construction for the purposes of occupancy, use, or ornamentation, having a fixed location, above or below the surface of land, or attached to something having a fixed location on, above, or below the surface of the land. For the purposes of this chapter only, the word “structure” shall also include, but not be limited to, bridges, signs, fences, walls, and paving materials.

SUDDEN DISASTER — Any incident, natural or man-made, or a series of incidents, that occurs without sufficient advance warning to take measures to protect or preserve a property, land, building, site, object, or improvements, which incident causes significant damage to a property, building, site, object, or improvements thereon. Sudden disaster shall include, without limiting the foregoing, fire, flood, or storm damage. Sudden disaster does not mean deterioration; wear over time due to ordinary use; or damage related to neglect, failure, or willful refusal, by a property owner or occupant, to perform ordinary maintenance and repairs and preservation in a timely or workman-like manner; or failure to take protective measures when there are advance warnings of impending disaster. The existence of a “sudden disaster” shall be determined by the Construction Official and/or Administrative Officer in consultation with the Chair of the Historic Preservation Commission.

SURVEY — The process of identifying and gathering data on the Township’s resources for the ascertainment of their historical, architectural, archaeological, aesthetic, cultural, engineering, social, or other significance. It includes a field survey that is the physical search for and recording of historic resources on the ground, preliminary planning and background research before the field, survey begins, organization and presentation of survey data as the survey proceeds, and the development of inventories.

SURVEY DATA — The raw data produced by the survey; that is, all the information gathered on each property and area investigated.

VIEW or VISTA — The view by the public of a building, structure, site, object, improvement, or landscape, from any point on a street, road or walkway which is used as a public thoroughfare, either vehicular and/or pedestrian. A vista means a view from a location on, near, or within a building, structure, site, object, improvement, or a landscape.

ARTICLE III

Historic Preservation Commission

§ 80-7. Establishment members.

A. Establishment. There is hereby established within the Township of Robbinsville an Historic Preservation Commission (HPC), whose members shall serve without compensation. The Historic Preservation Commission shall act as the Historic Preservation Commission pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-107 et seq.

B. Members. The Commission shall be comprised of five regular members and two alternates. At least one member shall be appointed from each of the following classes, including no greater than a total of two members from Classes A and B:

- (1) Class A: A person who is knowledgeable in building design and construction or architectural history and may reside outside the Township; and
- (2) Class B: A person who is knowledgeable in, or who has demonstrated an interest in, local history and who may reside outside the Township; and
- (3) Class C: Citizens of the Township who shall hold no other Township office, position or employment, except for membership on the Land Use Board. Class C members should have at a minimum a demonstrated interest in history, historic preservation or a related field.

C. Alternate members.

- (1) Two alternate members shall also serve on the Commission. They must qualify as Class C members and shall be designated as “Alternate No. 1” or “Alternate No. 2” at the time of appointment.
- (2) Alternate members may participate in all Commission discussions during proceedings but may not vote except in the absence or disqualification of a regular member. In the event that a choice must be made as to which alternate member is to vote, “Alternate No. 1” shall vote. A vote shall not be delayed in order that a regular member vote instead of an alternate member.

§ 80-8. Appointment of Commission members; terms and vacancies (N.J.S.A. 40:55D-107).

A. Appointments. The mayor shall appoint all members of the Historic Preservation Commission and shall designate at the time of appointment the regular members by class and alternate members as “Alternate No. 1” and “Alternate No. 2”. The mayor shall appoint full membership, including regular and alternate members, within 60 days from the effective date of this chapter.

B. Terms. The terms of the members first appointed shall be so determined that, to the greatest practicable extent, the expiration of the terms shall be distributed, in case of regular members, evenly over the first four years after their appointment, and in the case of alternate members, evenly over the first two years after their appointment, provided that the initial term of no regular member shall exceed four years, and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years; and the term of an alternate member shall be two years. All terms shall run from January 1 of the year in which the appointment was made.

C. Vacancies. A vacancy occurring otherwise than by expiration of a term shall be filled within 60 days for the unexpired term only.

- D. Land Use Board. No more than two members of the Historic Preservation Commission shall simultaneously serve as a member on the Land Use Board of the Township of Robbinsville.
- E. Quorum. The presence of three members at a meeting shall constitute a quorum; this quorum may include alternate members filling vacancies of regular members due to absence or disqualifications. A majority vote of those present and voting shall prevail, and shall be sufficient to grant or deny an application, except an application regarding a demolition permit. A majority of the appointed membership (i.e. at least three votes in favor) shall be required to recommend a change or addition to a landmark or historic district, or to grant a certificate of appropriateness regarding a demolition permit.
- F. Member removal. The Township's governing body may remove a member of the Historic Preservation Commission for cause, after public hearing if such member so requests it.

§ 80-9. Historic Preservation Commission officers.

Elections. The Historic Preservation Commission shall annually elect a Chair and Vice-Chair from its members and select a Secretary, who shall be a municipal employee. (See N.J.S.A. 40:55D-107c.) The terms of the elected officers shall run for a one-year period beginning in January of each year.

§ 80-10. Rules and organization.

- A. Rules and procedures. The Historic Preservation Commission shall recommend to the Township Administrator and Township Attorney for approval written rules and procedures for the transaction of its business and for the consideration of applications for certificates of appropriateness and for the designation of historic landmarks and historic districts. Such rules and procedures shall not be inconsistent with the provisions of this chapter and shall include but not be limited to rules pertaining to all notices and hearings required herein.
- B. Meetings schedule. The Historic Preservation Commission shall establish a regular schedule of monthly meetings and shall meet unless there is no Historic Preservation Commission business to be conducted. Additional meetings may be called by the Chairperson or Vice-Chairperson as required to fulfill the Historic Preservation Commission's obligations under this chapter.
- C. Minutes and records. The Historic Preservation Commission Secretary shall transfer all meeting minutes and records of all meetings and proceedings, including agendas, voting records, attendance, resolutions, reports, findings, determinations, decisions and applications, which shall be public documents and made available to the general public for inspection or through the Open Public Records Act. All meetings shall be noticed, have a previously advertised agenda, and conducted in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.), and applicants shall be notified of decisions in writing. Copies of all Historic Preservation Commission meeting minutes and records shall be delivered to the Township Clerk, maintained at the Municipal

Building, and available to the public. A record of Historic Preservation Commission proceedings shall be kept and made publicly available. Minutes shall include the reasons for Historic Preservation Commission decisions, but a formal verbatim record shall not be required. The Historic Preservation Commission may, at its absolute discretion, make unofficial duplicates of some or all of its records available to the public by electronic means such as Internet website.

- D. Copies of records. Copies of records shall be made available to municipal bodies, agencies, and officials for their use. When the Land Use Board refers an application to the Historic Preservation Commission, then the referring Board shall receive a copy of the Historic Preservation Commission's report.
- E. Boundaries map. The Township Planning and Zoning Offices shall maintain and display an up-to-date map showing the boundaries of all areas designated as historic landmarks and districts.
- F. Personal interest. No member of the Historic Preservation Commission shall be permitted to act on any matter in which they have, either directly or indirectly, any personal or financial interest. Unless a member resides or owns property within 200 feet of property that is the subject of an application, mere ownership or residence in a designated historic district and/or ownership of a designated historic landmark or a nondesignated property shall not be deemed a personal or financial interest.
- G. Rules, regulations, and guidelines. All rules, regulations, and guidelines of the Historic Preservation Commission shall be subject to the approval of the Township Attorney and Township Administrator and shall be made available to the public and applicants at Municipal Clerk's Office for inspection.

§ 80-11. Duties and responsibilities.

The duties and responsibilities of the Historic Preservation Commission shall be as follows:

- A. Resources. To prepare, record, and maintain a system for the survey and inventory of historic resources within the Township using criteria that is compatible with National Park Service Bulletin Number 24, Guidelines for Architectural Surveys and coordinated with the State of New Jersey Historic Preservation Office's statewide inventory;
- B. Designation recommendations. To make recommendations to the Township governing body and Land Use Board for the designation of historic landmarks and historic districts. The recommendations shall be based on criteria established for inclusion on the National Register;
- C. Plan recommendations. To make recommendations to the Land Use Board on the historic preservation plan element of the master plan, capital improvement program, and on the implications for preservation of historic sites on any other master plan elements;
- D. Applications. To advise the Land Use Board on applications referred to the Historic Preservation Commission for development, alterations, demolition, and new

construction affecting designated landmarks and historic districts by recommending the denial or grant of an application;

- E. Determinations. Review and render determinations regarding applications for certificates of appropriateness as set forth in this chapter, including those that are not referred from the Land Use Board.
- F. Liaison. To act as a liaison on behalf of the Township to individuals and organizations concerned with historical preservation.
- G. Workshops. To ensure that all Historic Preservation Commission members annually attend either a conference or training workshop on historical preservation issues, land use, or related issues.
- H. Historic Registers. To review, monitor, and recommend, to the governing body, any properties or districts for inclusion in New Jersey or National Registers of Historic Places.
- I. Grants. To monitor and recommend to the Township governing body the submission of any grants related to historic preservation.
- J. Other functions. To carry out such other advisory, educational and informational functions as will promote historic preservation in the Township.
- K. Reports. To report annually to the Land Use Board and the Township governing body on the state of historic preservation in the Township and recommend measures to improve same.

§ 80-12. Budget.

- A. Expenses. The governing body shall make provision in its budget and appropriate funds for the expenses of the Historic Preservation Commission.
- B. Compensations. The Historic Preservation Commission may employ, contract for, and fix the compensation of experts, other staff, and services as it shall deem necessary, in accordance with local and state guidelines and laws. The Historic Preservation Commission shall obtain its legal counsel from the municipal attorney at the rate of compensation determined by the Township governing body, unless the Township governing body, by appropriation, provides for separate legal counsel for the Historic Preservation Commission. Expenditures under this section shall not exceed, exclusive of gifts or grants, the amount appropriated by the Township governing body for the Historic Preservation Commission's use.

ARTICLE IV
Designation of Landmarks and Historic Districts

§ 80-14. Designation of landmarks and historic districts.

A. Historic districts. The following areas are, and hereby continue to be from the original date of such prior designation, each designated as an historic district of the Township of Robbinsville, and every structure therein is hereby designated an historic landmark worthy of protection and preservation:

- 1) Village of Windsor: Lots 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54 and 55 in Block 10; Lots 1.01, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37 in Block 11; Lots 1.01, 3, 4, 5, 6, 6.01, 6.02, 7, 8, 9.01, 9.02, 10 and 11 in Block 12; Lots 1, 2, 3, 4, 21, 22, 23, 24, 25, 26.01, 28.01 and 31 in Block 13; Lots 2.01, 2.02, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 70, 75 and 75.01 in Block 14.

B. Other districts. Other and additional Township historic districts and/or individual historic landmarks within or without an historic district may be designated by reference to the Township Zoning Map or Township Tax Map as to districts or by Township Tax Map as to individual historic landmarks. Such other and additional designations shall be based on the method, procedures, and standards forth in this chapter.

§ 80-15. Criteria for Designation.

A. Survey. The Commission shall from time to time, not less than once every six years, perform a review of existing survey data to evaluate accuracy and the need for an update. A survey shall evaluate and identify historic resources districts, or sites that are worthy of Township preservation and protection. The survey evaluation and identification shall be performed in accordance with and pursuant to a process recognized by the State Historic Preservation Office (SHPO).

B. Criteria for designation. The criteria for evaluating and designating Township historic districts and sites should be consistent with the National Register criteria. The Commission shall identify resources, buildings, structures, objects and sites within the Township that merit designation and protection and that meet the criteria set forth in this chapter. The Commission or any interested party may recommend designation of historic sites or districts that have integrity of location, design, setting, materials, workmanship and association and that meet one or more of the following criteria:

- 1) Character, interest, or value as part of the development, heritage or cultural characteristics of the Township, state or nation.
- 2) Association with events that have made a significant contribution to the broad patterns of national, state or local history.
- 3) Association with the lives of persons significant in national, state or local history.
- 4) Embodiment of the distinctive characteristics of a type or period of construction, architecture, or engineering or of a method of construction.
- 5) Identification with the work of a builder, designer, artist, architect or landscape architect whose work has influenced the development of the Township, state or nation.

- 6) Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative.
- 7) Likelihood of yielding information important in prehistory or history.

§ 80-16. Procedures for designation.

- A. Proposals. Interested parties, concerned citizens, or Township officials or agencies may contact the secretary to the Commission to request consideration of a proposed historic site or district. Based on its review, the Commission shall make a list of sites and districts that it proposes to nominate for designation and shall institute the designation procedures set forth in this chapter.
- B. Formal nominations. The formal nomination of an historic site or historic district shall include photographs of the property or properties, a copy of the tax map sheet on which the property or properties are located, marked to show the location of the property or properties, a building-by-building inventory of all properties, photographs of all improvements, a physical description, and statement of significance that address the criteria for designation, and a written description of the location and boundaries of the site or district.
- C. Proposals list. The list of proposed historic sites and historic districts, with accompanying information in support of the designation, including lot and block numbers and street addresses where available, shall be subject to review at a public hearing before the Commission.
- D. Notification of proposal. After the preparation of the list of properties that it proposes for designation, and at least 10 days prior to the date scheduled for the hearing, the Historic Preservation Commission shall, by first class mail and certified mail, return receipt requested, attempt to notify each owner of a proposed historic landmark, or the owner of a property within a proposed historic district, of the date and time of the hearing and that his or her property is being considered for historic designation. In the event that the foregoing notice would otherwise be required to be delivered to more than 35 addresses, then notice by publication in the Township newspaper(s) of record may be substituted for delivery by certified mail with return receipt requested. Hand-delivery with written receipt may be substituted for certified mail. Failure to obtain owners' signatures on certified mail receipts shall not invalidate the designation process. When hand-delivery with written receipt is substituted for certified mail, a written receipt is required. In the event that notice by publication is substituted for notice by certified mail, a copy of said published notice shall be made a part of the record of the Historic Preservation Commission.
- E. Public notice. At least 10 days before the hearing, a map and list of proposed designated sites shall be made available for public inspection at Township Hall. At least 10 days prior to the date scheduled for the hearing, the list of proposed designated historic sites and districts and notice of availability of the map showing the proposed designated historic sites and districts shall be published, together with notice of the hearing, in the official newspapers of the Township.

- F. Hearing. At the hearing, interested persons shall be entitled to present their opinions, suggestions, corrections, and objections to the proposed recommendations for the historic site or district designations.
- G. Recommendations and report. Upon review of the proposed site or historic district, and after hearing the comments of the public, if any, the Commission shall forward the proposed site or district nominations and a complete list of involved properties to the Land Use Board, accompanied by a report of its recommendations for sites and districts to be identified in the historic preservation element of the Master Plan and designated as historic sites or districts in the Land Development Ordinance (Chapter 142 of Township of Robbinsville Code) and the criteria used in making its recommendations. Copies of the report shall be delivered to the Land Use Board and the Township Clerk, and a notice of the action published in official newspapers of the Township by the Commission.
- H. Notification of proceedings. In addition to any notices required for amendment to the Master Plan, notification of proceedings before the Land Use Board shall be by public notice in the Township newspaper(s) of record and by prominent posting on the Township bulletin board in the Municipal Building at least 30 days prior to the Land Use Board hearing. All other requirements of the Municipal Land Use Law regarding adoption of or amendments to the Master Plan and development regulations shall be followed.
- I. Submission. After Land Use Board review and adoption of a revised historic preservation element of the Township of Robbinsville Township Master Plan that includes the historic sites and districts, the Commission shall submit the list of proposed historic sites and districts and a map to the Township governing body for adoption to amend the Land Development Ordinance. In the event that the Land Use Board does not recommend inclusion of the sites or districts in the historic preservation element, the Commission may nevertheless request that the Township governing body consider designation pursuant to N.J.S.A. 40:55D-65.1.

ARTICLE V

Review of Alteration, Demolition, or New Construction Affecting Designated Landmarks or Historic Districts

§ 80-17. Actions requiring review.

- A. Permits and applications. All permits and development applications involving the development activities that affect an historic landmark or an improvement within an historic district shall be reviewed by the Commission. Such review shall be required for the following actions:
- 1) Demolition of an historic landmark or an improvement within an historic district.
 - 2) All changes in any historic features or the exterior architectural appearance of any improvement within an historic district or of any historic landmark

- by addition, alteration, or replacement.
- 3) Any new construction of an improvement in an historic district.
 - 4) Site plans or subdivisions affecting an historic landmark or an improvement within an historic district.
 - 5) Zoning variances affecting an historic landmark or an improvement within an historic district.
 - 6) New paint being applied to historically unpainted surfaces.
 - 7) Any work concerning fences, signs, lighting, paving, exterior sheathing, trim, shutters, gutters, or streetscape work.
 - 8) Any request for a major field change for a zoning permit which has already been issued.

§ 80-18. Actions not requiring review.

A. Emergency repairs. Review by the Historic Preservation Commission is not required when an historic landmark requires immediate emergency repair due to sudden disaster to preserve the continued habitability of the landmark, the health and safety of its occupants or others, or its historic features from further damage arising from sudden disaster. Nonemergency repairs shall be subject to standard Historic Preservation Commission review procedures and all requirements herein. Only emergency repairs shall be performed following this expedited review procedure:

- 1) Emergency repairs may be performed in accordance with the applicable construction codes immediately upon approval of the Construction Official in consultation with the Historic Preservation Commission Chair and the Zoning Officer, who shall certify that a bona fide emergency of the type described herein exists, without first obtaining review from the Historic Preservation Commission. Under such circumstances only, the emergency repairs performed shall be limited to repairs as are necessary to preserve the continued habitability of the building or structure, the health and safety of its occupants or others and/or to protect historic features from further damage. Where feasible, temporary measures to prevent further damage shall be used, provided these measures are reversible without damage to the building or improvements.
- 2) Simultaneously with the commencement of the emergency work, the property owner shall make a request for review by the Historic Preservation Commission memorializing the approval of said emergency work. This request shall be made pursuant to the standard procedures set forth in this chapter. A request for emergency work shall not relieve the requirement to make a request for review for all nonemergency work.
- 3) Emergency review procedures in this section should be strictly limited to those circumstances which, in the opinion of the Construction Official in consultation with the Historic Preservation Commission Chair with the recommendation of the Zoning Officer, rise to the level of a bona fide

emergency of the type referenced above. No work in addition to the emergency repairs shall be performed until an appropriate request has been reviewed by the Historic Preservation Commission and subsequent appropriate approvals from the Construction Official.

B. Interior structures. A zoning permit is not required for changes to the interior of structures (not open to public view and not affecting the exterior).

C. In-kind maintenance. A zoning permit is not required for in-kind maintenance or repair of:

- 1) Existing windows and doors;
- 2) Existing roof material or shingles;
- 3) Existing roof structures such as dormers and chimneys;
- 4) Existing shingles, clapboards, or other siding; or
- 5) Existing shutters, hedges, street furniture, awnings, and sidewalks.

D. Painting and cleaning. A zoning permit is not required when painting or cleaning, except where it is proposed that new paint be applied to historically unpainted surfaces.

§ 80-20. Standards for review.

A. General criteria for review. In reviewing an application, or reviewing whether proposed activity or work is affecting a landmark or historic district, the Historic Preservation Commission, the Land Use Board, the Township Council, and all other officials and agencies of the Township responsible for the administration of this chapter shall conduct their review based on the purposes and provisions of this chapter, the Standards and Guidelines of the Secretary of the Interior, and:

- 1) The impact of the proposed change on the historic, architectural, and/or cultural significance of the landmark or landmark district.
- 2) The overall architectural or historic significance the change may have on the immediately surrounding community or the community at large.
- 3) The effect the change may have on the historic status of any historic hamlet or district within the Township.
- 4) The proposed use of the structure or property.
- 5) The extent to which the proposed action would adversely affect the public's view from the street of a landmark, building, structure, object, or site located within a landmark district.
- 6) The impact that the proposed change would have on the architectural or historic significance of the landmark or landmark district and the visual compatibility of the proposed change with adjacent buildings, structures, objects and sites in accordance with the requirements for design compatibility set forth herein.

B. Rehabilitation of existing buildings, structures, objects, and sites. In reviewing any application, the Commission shall make its recommendation as to whether any application should be approved, approved with conditions, or denied on the basis of the purposes and the provisions of this chapter and the following standards for review (which are similar to the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," as hereafter may be amended

1) Every reasonable effort shall be made by the applicant to provide a compatible use for a property which requires minimal alteration of the building, structure, object, or site and its environment, or to use a property for its originally intended purpose.

2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3) All buildings, structures, objects and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be treated with sensitivity.

6) Deteriorated architectural features shall be repaired rather than replaced, whenever possible, using the Secretary of the Interior's Standards for Rehabilitation. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

7) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, or integrity, and such design is compatible with the proportions, size, scale, color, material, and character of the property, neighborhood or environment.

8) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

- C. Factors to be considered by the Historic Preservation Subcommittee in reviewing applications for new construction, or replacements affecting an historic landmark or other improvement within an Historic Overlay Zone, include the following:

(1) It is not the intent of this chapter to discourage contemporary architectural expression or to encourage new construction which emulates existing buildings or historical architectural interest or of a certain period of architectural style, but rather to preserve the integrity and authenticity of an historic preservation district and to ensure the compatibility of new structures therein.

(2) In assessing the design of any proposed addition or new construction, the Commission shall consider the following design criteria in conjunction with the general review standards, standards of rehabilitation and review criteria set forth above. These design criteria shall be used to analyze the appropriateness of new construction in the form of additions and alterations to the landmarks or new construction, additions, or alterations to buildings, structures, objects, or sites located within landmark districts. The design criteria used are:

- (a) Height. The height of the proposed structure shall be visually compatible with adjacent buildings.
- (b) Proportion of facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is visually related.
- (c) Proportion of the openings. The relationship of the width of windows to the height of windows in a building shall be visually compatible with buildings and places to which it is visually related.
- (d) Rhythm of solids. The relationship of solids to voids in the facade of a building shall be visually compatible with buildings and places to which it is visually related. This shall include the vertical facade plane as well as the roofline of the building.
- (e) Rhythm of spacing. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with buildings and places to which it is visually related.
- (f) Rhythm of entrances. The relationship of entrances and porches to the street shall be visually compatible to buildings and places to which it is visually related.
- (g) Relationship of materials. The relationship of materials, texture, and tone to the facade and roof of a building(s) shall be visually compatible with the predominant materials used in buildings to which it is visually related.

- (h) Roof. The roof shape of a building shall be visually compatible with buildings to which it is visually related.
- (i) Frontage. In order to ensure that the building is visually compatible with the buildings to which it is visually related, reverse frontage is prohibited.
- (j) Scale. The size of a building mass in relation to open spaces, window and door openings, porches and balconies shall be visually compatible with buildings and places to which it is visually related.
- (k) Exterior features. A structure's related exterior features, such as lighting, fences, sidewalks, driveways and parking areas, shall be compatible with the features of those structures to which it is visually related and shall be appropriate for the historic period for which the structure is significant. New signage shall also abide by any supplemental historic design or graphic standards that may be developed by the Commission for the district.

D. Review criteria for demolition. With regard to applications to demolish a landmark or any building, structure, object or site located within a landmark district, the Historic Preservation Commission or any other Township agency shall consider the following criteria in conjunction with the general review standards (above), and the Secretary of Interior's Standards and guidelines:

- (1) Its historical, architectural, cultural, and aesthetic significance.
- (2) Its use, its intended use, and/or the use for which the buildings, structure, object, or site was originally designed and the feasibility of the continuation of its permitted use.
- (3) Its importance to the Township and the extent to which its historical or architectural value is such that its removal would be detrimental to the landmark district and/or to the public interest.
- (4) The extent to which it is of such old, unusual, or uncommon design, craftsmanship, texture, or material that it could not be reproduced or could be reproduced only with great difficulty and expense.
- (5) The extent to which its retention would promote business, create new positions, attract tourists, students, writers, historians, artists, or artisans, encourage study and interest in American history, stimulate interest and study in architecture and design, educate citizens in American culture and heritage or make the Township a more attractive and desirable place in which to live.
- (6) The probable visual impact of its removal upon the ambience of the landmark district.

- (7) The structural soundness and integrity of the building, structure, object, or site and the economic feasibility for its restoration or rehabilitation to allow for its reasonable use.

§ 80-21. Action Requiring Review.

A. Referral by Land Use Board to Historic Preservation Commission of development applications involving historic landmarks or landmark districts. Compliance is as follows:

- (1) The Land Use Board shall refer to the Historic Preservation Commission every application for development submitted for development in the Historic Overlay Zone. This referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner. Failure to refer the application as required shall not invalidate any hearing or proceeding. The Historic Preservation Commission may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written reports which may have been submitted. The Land Use Board retains its discretion to grant or deny an application despite the Historic Preservation Commission's recommendation.
- (2) On all matters referred to the Historic Preservation Commission which require approval by the Township Land Use Board, the Historic Preservation Commission may comment on any of the zoning and land use considerations which are relevant to the application. The Land Use Board, as applicable, shall consider testimony and/or written report(s) presented and may disapprove or change any of the recommendations made by the Historic Preservation Commission.
- (3) Failure on the part of the Historic Preservation Commission to act within 45 days on an application referred to by the Land Use Board shall be deemed an approval in favor of the applicant.
- (4) Failure by the Land Use Board to refer the application as required shall not invalidate any hearing or proceeding.

B. Upon referral from the Zoning Officer, the Historic Preservation Committee shall review new construction or replacements, alterations and/or additions to single-family homes or any other type of building or structure that does not require Board approval.

C. Demolition of an historic landmark or building or object within the designated Historic Overlay Zone.

- D. Minor applications. The Chair of the Historic Preservation Commission, in consultation with the Technical Review Committee, may review applications determined to be minor applications without holding a public hearing.
- (1) The Chair, in consultation with the Zoning Officer, may act in place of the full Historic Preservation Commission and directly approve minor work. A report on the approval of each minor application shall be presented to the Historic Preservation Commission by the Chair within 30 days of the date of any approval. The Chair's report on the minor application approval shall become part of the minutes and shall be made available for public review.
 - (2) If the Chair issues approval for a minor application, the Chair shall notify Township agencies through the Zoning Officer of such issuance of approval for minor work; after receipt of such notice of approval, the Township agencies may then issue any other applicable permits per their authority and procedures.
 - (3) If the Chair does not find the application appropriate, the application shall be scheduled by the Commission for a public hearing before the full Commission.
 - (4) Final determination of approval of the minor application shall be made by the Chair, which decision shall be binding on the Zoning Officer.
- E. Informational copies of applications from Land Use Board. (N.J.S.A. 40:55D-110). The Land Use Board shall refer to the Commission every application submitted to either Board for development in historic zoning districts or on historic sites designated on the Zoning or Official Map, historic buffer areas, or identified in any component element of the Master Plan.
- F. Notwithstanding any other provisions of this Chapter, review by the Historic Preservation Commission shall not be required where a Township agency or official, for the purpose of promoting the public safety, health, and/or welfare, orders the demolition of a structure or building as a result of its condition.

SECTION 2.

All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3.

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall remain valid and effective.

SECTION 4.

This Ordinance shall take effect upon final passage and publication according to law.

PASSED: June 12, 2025

ADOPTED: June 12, 2025

Michele Seigfried, Municipal Clerk

David Fried, Mayor

