

ROCKY HILL PLANNING BOARD
Minutes of the February 10, 2004 Meeting

Present: Bristol, Baralt, Cann, Hasser, Hayden, Nolan, Roshetar, Whitlock, Yuchmow

Absent: Harris, Muser

Also present: G. Muller, S. Kimball, and K. Philip

Statement Of Adequate Notice

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Approval of Minutes:

January 13, 2004 – Motion made by J. Yuchmow and R. Whitlock seconded the motion to approve the minutes as amended. The vote was 7-0 in favor of those eligible to vote. Motion Carried.

January 13, 2004 (closed session minutes) – S. Bristol asked that all comments be forwarded to the Recording Secretary and stated that the minutes will be on next meeting agenda.

Chairperson's Comments: No comments were provided.

Open Public Comment Period: The meeting was opened to the public, being that there were no public comments, motion was made and seconded to close the public comment period. The vote was 9-0 in favor. Motion Carried.

Informal Review – Somerset County Park – presented by the Joint Recreation Committees of Montgomery and Rocky Hill.

Representatives: Richard Bartolone, Montgomery Township Landscape Architect; Kevin Kester, Van Cleef Engineering, Rocky Hill landscape architectural consultant.

Mr. Bartolone began by stating that this property had been purchased in 1996 with Green Acre funding. The park will be used for active and passive recreation. Proposed within the park are a 100-space parking lot, a 30-space parking lot and another parking area for 10 vehicles, two softball fields and two multi-purpose fields. The parking areas will be broken up and connected to a gravel hiking trail and an 8-foot bituminous walking path. The active recreational component offers 30 acres and 60 acres are for passive recreation. The softball fields will be used for adult softball and lighting of the fields is not proposed. Mr. Kester discussed the passive recreational area, he stated that a hiking path is proposed to connect to the secondary access road off Princeton Avenue. The main entrance into the park is accessed off Route 206.

Fencing is proposed behind the backstops of each softball field to the baseline. They would like to have a home run fence, but this is not currently in the plan. Mr. Bartolone stated that bollards may be considered for the internal paths if ATV's access the site, they will check with Emergency Services to determine what approach is acceptable. A landscape plan is not envisioned at this time, although something may be done in the future. Mr. Kester stated that a nature path is being considered on site. He also stated that all impervious surface drainage will be handled on site and the existing flooding problems at Research Park should also be improved. S. Bristol asked if a path connection to the Scassera tract is envisioned and Mr. Bartolone stated that this connection could

be noted on the plan as a future improvement. C. Baralt recommended signage indicating “private property” along the gravel path connecting to Knoll Way.

Cliff Wilson, Montgomery Township, asked about the underground drainage. Mr. Bartolone stated that underground drainage is proposed beneath the multi-purpose fields and inlets may be installed to pick up drainage by the main parking lot. C. Baralt asked about the pond on site and Mr. Bartolone stated that they are unsure about the depth of the pond adjacent to Crescent Avenue but this will be measured to determine if barrier fencing is needed.

Dan Touhy, Knoll Way, asked about the gravel connection to residential areas. He asked for a landscape barrier or fencing to prevent people from walking into the rear yards of the Knoll Way residential units.

Larry Raffaelli, Zoning Officer, asked if the fields will be oriented away from the sun. Mr. Bartolone stated that the fields will be oriented so the players in the field will not be looking into the sun. Mr. Raffaelli also asked for a barrier for the Knoll Way residents.

Mr. Bartolone concluded by stating that final grading plans will be provided in March 2004, at that time the design of the proposed pavilion will be provided in the future.

After a brief discussion, the Board members were in favor of the proposed county park. B. Nolan stated that it is the best laid plan by both communities. He also noted that groundbreaking is anticipated in early spring. P. Hayden stated that since earth moving is proposed near Research Park, a review of the archeological resources may be required under Section 106 regulations. He also asked that the mowing pattern of the passive recreational space follow traditional mowing patterns of agriculture. S. Bristol recommended some type of barrier or signage for the adjacent residences.

MASTER PLAN AMENDMENTS

- Land Use Plan (Zoning Districts and Consistency)
- Historic Preservation Districts Boundary Adjustments
- Master Plan Implementation Matrix (Updated)

S. Kimball detailed all the changes proposed. S. Bristol asked S. Kimball to check into the current status of the Route 518 and Route 206 intersection. S. Kimball stated that the changes proposed within the Land Use Plan are derived from center designation and set forth policies that are the basis for the zoning ordinance. She stated that the Land Use element has been updated to include a reference to the new COAH rules. A range of housing types is also encouraged and an affordable housing development option is recommended for the Schafer tract. Changes to the Historic Preservation Districts were detailed and S. Kimball stated that only the map had been revised, the text did not require revision. Regarding the Scassera tract, the entire property is now included in the historic preservation district. Regarding the Schafer Homestead, the only change proposed eliminates clustering as a recommendation. Changes made to the Schafer tract are consistent with the original plan goals but are a refinement to reflect the Board discussions as it worked on the draft ordinance. The Open Space and Recreation Element changes were detailed by S. Kimball and minor changes to the Open Space map were recommended, all reflecting the deletion of the name “Riverside Park.” She stated that the changes are appropriate and not substantial in nature.

The meeting was then opened to the public. Being that there were no public comments, motion was made by R. Whitlock and seconded by B. Nolan to close the public portion. The vote was 9-0 in favor. Motion carried.

Motion was made by R. Whitlock and B. Nolan seconded the motion to adopt the changes to the Master Plan. The vote was 9-0 in favor. Motion carried.

S. Kimball noted that since this is the third amendment to the Master Plan, she recommended that 10 copies of the entire Master Plan be produced. She was instructed to take care of this and provide the copies to the Borough Clerk.

REVIEW OF MASTER PLAN IMPLEMENTATION ORDINANCES

For possible recommendation to R.H. Borough Council.

G. Muller handed out copies of the revised ordinances to Board members.

Community Lands

G. Muller detailed the changes to the text and zoning map. The meeting was then opened to the public. Being that there were no public comments, motion was made by R. Whitlock and seconded by C. Cann to close the public portion. The vote was 9-0 in favor. Motion carried.

Motion was made by R. Whitlock and C. Cann seconded the motion to recommend approval of the zone change for Community Lands to Borough Council. The vote was 9-0 in favor. Motion carried.

Schafer Tract

G. Muller stated that the ordinance was mailed to the interested party. He then stated that the same farming standards will be included in all homestead properties. A percentage of the fair share obligation was recommended specifically noting that 1/4th of the new units should be rental units. S. Kimball stated that the zoning could be amended after COAH rules are adopted. The meeting was then opened to the public. Being that there were no public comments, motion was made by B. Nolan and seconded by C. Baralt to close the public portion. The vote was 9-0 in favor. Motion carried.

Motion was made by R. Whitlock and C. Cann seconded the motion to recommend approval of the zoning change for the Schafer tract to Borough Council. The vote was 9-0 in favor. Motion carried.

P. Hayden recused himself from the following discussion:

Hayden Tract

G. Muller detailed the changes to the text and zoning map. The meeting was then opened to the public. P. Hayden, 38 Washington Street, was sworn in and stated that the map appears to divide the property. S. Kimball stated that the property is not divided and the map will be corrected. Being that there were no public comments, motion was made by R. Whitlock and seconded by B. Nolan to close the public portion. The vote was 9-0 in favor. Motion carried.

Motion was made by C. Baralt and J. Hasser seconded the motion to recommend approval of the zone changes for the Hayden tract to Borough Council. The vote was 8-0 in favor. Motion carried.

P. Hayden joined the meeting.

Schafer Homestead

G. Muller detailed the changes to the text and zoning map. He then stated that the ordinance was mailed to the interested party. The meeting was then opened to the public. Being that there were no public comments, motion was made by R. Whitlock and seconded by C. Baralt to close the public portion. The vote was 9-0 in favor. Motion carried.

Motion was made by C. Cann and J. Hasser seconded the motion to recommend approval of the zone change of the Schafer Homestead to Borough Council. The vote was 9-0 in favor. Motion carried.

C. Baralt, B. Nolan and P. Hayden recused themselves from the following discussion.

Scassera Tract

G. Muller detailed the changes to the text and zoning map. He then stated that the ordinance was mailed to the interested party. The meeting was then opened to the public. Being that there were no public comments, motion was made by R. Whitlock and seconded by B. Nolan to close the public portion. The vote was 9-0 in favor. Motion carried.

Motion was made by R. Whitlock and C. Cann seconded the motion to recommend approval of the zone change for the Scassera tract to Borough Council. The vote was 6-0 in favor. Motion carried.

Motion was made by R. Whitlock and seconded by C. Cann to adjourn the meeting at 9:45 p.m. All members present were in favor. MOTION CARRIED.

A special meeting is scheduled for Monday, February 23, 2004.

Respectfully submitted,

Kerry A. Philip
Recording Secretary