

ROCKY HILL PLANNING BOARD
Minutes of the September 14, 2004 Meeting

Present: Baralt, Bristol, Cann, Harris, Hasser, Hayden, Muser, Nolan, Roshetar, Whitlock

Absent: Yuchmow

Also present: G. Muller 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 6:00 p.m.

Motion was made by R. Whitlock and P. Harris seconded the motion to go into executive session. The vote was 9-0 in favor. Motion carried.

Motion was made by P. Harris and J. Hasser seconded the motion to close the executive session and go into open session at 7:30 p.m. for the regular meeting. The vote was 9-0 in favor. Motion Carried.

Chairperson's Comments:

S. Bristol provided an update on the cross acceptance process. She advised that a meeting is needed to complete a questionnaire regarding how the Borough feels about the County's position. She stated that J. Muser has attended several meeting of the Millstone Valley Preservation Coalition and they have written several resolutions which some towns have reviewed and/or adopted regarding the Millstone corridor and the corridor should be a topic of the cross acceptance since everything done in Rocky Hill ties in with the Millstone Valley special planning area. She recommended that the sensitive areas be merged with the environmental sensitive areas.

S. Bristol asked if feedback on the Historic Preservation Brochure was received and P. Hayden stated that he received some possible editorial changes. The final document will be done after all the changes are integrated.

G. Muller stated that new rules from COAH, which are expected to be adopted at the end of the year, raise the development fee rates to 1% for residential and 2% for non residential. If a municipality adopts a development fee ordinance with the new rates, then all it has to do is notify COAH about this increase in the ordinance and then the increase would immediately be in effect. G. Muller recommended that a draft ordinance be prepared.

S. Bristol advised that the 50th Anniversary of the Somerset County Planning Board is scheduled for Tuesday, September 28th. She asked that she be contacted by anyone interested in attending. S. Bristol then advised that a Planning Chair breakfast will be held on September 20th.

B. Nolan asked about the preparation of the COAH monitoring report S. Bristol stated that she does not recall seeing anything and will discuss this with Susan Kimball.

Open Public Comment Period: The meeting was opened to the public. Being that there were no comments, a motion was made by B. Nolan and J. Muser seconded the motion to close the public comment period. The vote was 9-0 in favor. Motion carried.

Approval of Minutes:

July 13, 2004 – Motion made by R. Whitlock and B. Nolan seconded the motion to approve the minutes of July 13, 2004 as amended. The vote was 9-0 in favor. Motion carried.

July 13, 2004 (closed session) – Motion made by R. Whitlock and B. Nolan seconded the motion to approve the closed session minutes of July 13, 2004. The vote was 9-0 in favor. Motion carried.

August 10, 2004 – Motion made by R. Whitlock and B. Nolan seconded the motion to approve the minutes of August 10, 2004 as amended. The vote was 6-0 in favor. Motion carried.

Discussion:

Review of Draft Amendment to Application and Escrow Fee Section of the DRO: G. Muller stated that concerns have been expressed that sometimes there is not enough money in escrow for professional review of applications. At this time, the fire bell sounded and R. Whitlock left the meeting. J. Hasser joined the meeting. G. Muller stated that since Rocky Hill does not have full time staff to oversee replenishment requests, escrow fee increases are being considered. G. Muller advised that application fees are also proposed to be increased.

T. Roshetar stated that an individual coming in with a concept plan for their property should not be charged escrow but if a large proposal is considered then there would be an escrow fee.

Motion was made by B. Nolan and T. Roshetar seconded the motion to recommend approval of the amendment to the application and escrow fees and move this on to the Borough Council for their review. The vote was 9-0 in favor. Motion Carried.

For: Baralt, Bristol, Cann, Harris, Hasser, Hayden, Muser, Nolan, Roshetar

Against: None

Abstain: None

Resolutions:

- a) Deborah Land, 49 Crescent Avenue
Historic Preservation Plan

Motion made by B. Nolan and T. Roshetar seconded the motion to approve the resolution approving the Historic Preservation Plan as amended. The vote was 5-0 in favor. Motion carried.

For: Baralt, Bristol, Hasser, Muser, Nolan

Against: None

Abstain: None

- b) Deborah Land, 49 Crescent Avenue
Use Variance Approval

Motion made by T. Roshetar and C. Cann seconded the motion to approve the resolution for use variance approval. The vote was 5-0 in favor. Motion carried.

For: Bristol, Cann, Hayden, Muser, Roshetar

Against: None

Abstain: Harris, Nolan

Motion was made by C. Cann and C. Baralt seconded the motion to go into closed session to continue the discussion about litigation.

Motion was made and seconded to close the closed session of the meeting and adjourn at 10:00 p.m. All members present were in favor. Motion carried.

The next meeting is scheduled for Tuesday, October 12, 2004.

Respectfully submitted,

Kerry A. Philip
Recording Secretary