

ROCKY HILL PLANNING BOARD
Minutes of the February 23, 2006 Special Meeting

Present: R. Ayrey, R. Batchelder, J. Hasser, G. Morren, G. Oakley, C. Pihokken, T. Roshetar, A. Youtz, J. Yuchmow

Absent: C. Cann, R. Whitlock

Also present: V. Bollheimer and K. Philip

Statement Of Adequate Notice

A notice of this meeting's date, time, place and agenda was mailed to the news media and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Chairperson's Announcements: C. Pihokken stated that the Board is close to completing review of the engineering portion of the hearing and the meeting will be opened to the public for questions pertinent to the engineering report.

G. Oakley recused himself from the following application since he is not qualified to vote.

Open Public Comment Period: The meeting was opened to the public. Being that there were no comments, a motion was made and seconded to close the public comment period. The vote was 8-0 in favor. Motion carried.

APPLICATION REVIEW

Rocky Hill Estates (continued from 1/19/06)
Pulte/Schafer, Preliminary and Final Major Subdivision/Site Plan
Princeton Avenue; Block 10, Lot 19

Donald Daines, Esq., legal counsel for the applicant, stated that during the last hearing the Board and public expressed concerns about the detention basin and the point of access from Princeton Avenue. Mr. Moralle, engineer for the applicant, was previously sworn in and presented a revision to the illustrative plan (Exhibit A8) and location plan (Exhibit A9) dated 2/10/06. He described the proposed revisions to the plan and stated that the access road in to the development has been relocated west of existing lot 13 and lined up with the common drive for lot 10.

Mr. Moralle advised that the applicant has agreed to crown the roads as recommended by the municipal engineer. The applicant will provide a sidewalk along one side of the access road and to maintain the unit count they extended a similar alley to service four units. He referenced Exhibit A-8 and stated that the units are laid out in a similar design as their first presentation. Mr. Daines referenced the report from Ferriero Engineering and asked Mr. Moralle if revised stormwater calculations were done when the detention basin was resized. Mr. Moralle stated that this was done and the information was recently provided to Mr. Ferriero but he advised that he did not receive it yet. Mr. Moralle stated that the proposal is still variance free. Mr. Daines stated that they revised the layout and architectural features and the revised plans were submitted before the 10-day deadline for resubmissions.