

**ROCKY HILL PLANNING BOARD**  
**Minutes of the December 11, 2007 Meeting**

Present: R. Ayrey, L. Goldman, J. Hasser, C. Pihokken, R. Whitlock, J. Yuchmow, E. Zimmerman

Absent: C. Cann, T. Corlis, A. Youtz

Also Present: V. Kimson 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.

**Chairman's Comments and Correspondence:**

C. Pihokken thanked everyone on the board for their hard work this year; a lot of work has been done. He congratulated Valerie for a job well done regarding litigation. Member Yuchmow will not be on the board any longer, he stated that he has been on the board for ten years. He is very involved with everything and will be hard to replace.

**Approval of Minutes**

- a) August 14, 2007 – Motion made by R. Whitlock and J. Hasser seconded the motion to approve the regular meeting minutes of August 14, 2007. The vote was 5-0 in favor of those eligible to vote. Motion carried.
- b) October 9, 2007 – Motion made by J. Hasser and J. Yuchmow seconded the motion to approve the regular meeting minutes of October 9, 2007. The vote was 4-0 in favor of those eligible to vote. Motion carried.

**Open Public Comment Period:**

L. Raffaelli, Zoning Officer, stated that the First Reformed Church of Rocky Hill would like to propose a fence behind the parsonage to enclose the backyard. He stated that fencing had been installed at one time but this was many years ago. He advised that the proposed fence style is in keeping with the character of the neighborhood. V. Kimson stated that an application must be filed, this may only require subcommittee review.

**Resolutions:**

- a) Pulte Homes of NJ, Limited Partnership and David Schafer  
Rocky Hill Estates; Block 10, Lot 19  
Extension of Historic Preservation Approval

Motion was made by J. Hasser and L. Goldman seconded the motion to approve the resolution for an extension of the Historic Preservation Approval for Pulte Homes of NJ, LP and David Schafer. The vote was 7-0 in favor. Motion carried.

For: Ayrey, Goldman, Hasser, Pihokken, Whitlock, Yuchmow, Zimmerman  
Against: None

Abstain: None

Chairman Pihokken stepped down from the following application. Vice Chairman Yuchmow chaired the meeting.

**Applications:**

- a) Jessica Kennedy Delahoy and Alan E. Delahoy  
33 Washington Street – Preservation Plan

Alan E. Delahoy and Jessica Kennedy were sworn in. Mr. Delahoy stated that they feel the house is too small. A small expansion had been done in the past and the same architect was chosen for this project. The proposed one-story addition is for a study and library, the roof will be a metal seam roof and photographs of examples of homes in other communities with this roof style (Exhibit A-1) were handed to the board. Ms. Kennedy stated that the shingles on their home need to be replaced; they are unsatisfied with the quality of the roof and sought out a long lasting roof. She presented a cut sheet (Exhibit A-2) of the custom color proposed for the roof (antique patina). She referred to the home on the top left corner of Exhibit A-1 and stated that this is the style they are considering for the roof. Mr. Delahoy stated that the addition is proposed in the rear to take advantage of the viewscape and they wanted the view from the street to be preserved. They are proposing clapboard for the façade of the addition that faces the street and white stucco is proposed for the remaining elevations. J. Yuchmow asked about the eastern elevation of the structure and Ms. Kennedy stated that the existing maple tree on that side of the home will help block the view of the addition. She stated that stucco and clapboard is typical in Rocky Hill and they want the addition to look like a separate wing, not as if it was constructed in 1930 along with the home.

R. Whitlock asked if mullions were considered for the windows on the east elevation. He stated that many old farmhouses with a low second story have this style window. Ms. Kennedy stated that this could be considered since it would be a continuity of the pane windows. J. Yuchmow referenced the memorandum from Historic Building Architects regarding the triangular vent on the southern elevation, he stated that a rectangular or square design would be more in tune with the style of house on the north side. He advised that if this cannot be done because of the vaulted ceiling then triangular would be fine. He then asked if clapboard was considered in place of the proposed stucco because typically this is recommended in an historic zone. Ms. Kennedy advised that the house will remain with a clapboard façade but stucco is proposed for the addition. R. Whitlock stated that there are homes with both materials in the area and he does not think this is a problem. Ms. Kennedy then stated that they would like to replace the roof now but cannot afford to do so, the roof should be installed in approximately five years.

Ms. Kennedy stated that landscaping will be proposed against the addition on the east elevation, she is currently working with a landscape architect on the design. J. Yuchmow recommended the landscaping be two to three feet away from the structure for easy pruning. L. Goldman asked about tree removal, Ms. Kennedy stated that there is only one tree in that area and this will be removed. There is no other landscaping in that area. She advised that the landscaping will be installed within one year of approval.

The meeting was opened to the public.

George White, 49 Washington Street, was sworn in and stated that mullions on the windows can be purchased and installed by a homeowner. The price is inexpensive and can be done for any window, new or old. He asked the proposed pitch of the roof and stated that with the proposed roofing material it would be very noisy if there are acorns in the area that will bounce off the roof. He stated that he is not in favor of stucco and recommended cement board siding but clapboard would go better with the house. Being that there were no other comments, the public portion of the meeting was closed.

Motion was made by R. Whitlock and R. Ayrey seconded to motion to approve the application for Alan and Jessica Kennedy Delahoy with the following conditions:

1. Mullions installed on the windows on the eastern elevation.
2. Landscaping on the east side must be installed within one year of the resolution approval.
3. The stucco color should coordinate with the color of the house.
4. The applicant is permitted, but not required to, provide clapboard on the façade on the east side of the addition.
5. The roof color is to be determined by the applicant, the applicant testified that the color will be similar to an aged copper roof.
6. Since the roof will not be installed for approximately five years due to the expense, the applicant must come back before the board when they are ready to do the installation for a certificate of completion.

The vote was 6-0 in favor. Motion carried.

For: Ayrey, Hasser, Goldman, Whitlock, Yuchmow, Zimmerman  
Against: None  
Abstain: None

Chairman Pihokken joined the meeting.

### **Zoning Officer's Report**

C. Pihokken announced that Rocky Hill's Zoning Officer, Larry Raffaelli, is retiring. He thanked Larry for his cooperation and long years of service to the community. Mr. Raffaelli stated that it has been a privilege and joy working with everyone. He stated that Raymond Whitlock is the new zoning officer. Mr. Raffaelli provided the following information:

Reeve Road – First Reformed Church. Still requires final fence design and layout.

10 Montgomery, there are a series of violations.

Clark House - this has been deferred to the Health Department. The rear porch is being torn down. L. Goldman asked if they got a demolition permit and Mr. Raffaelli stated that he was unsure. Since this is questionable, the Board determined that the Construction Department has the right to go on the grounds if there is no permit.

133 Washington Street – he stated that a sign layout and a description for the standing sign is needed. The new owners stated that they will provide this.

L. Raffaelli left the meeting.

Motion was made by J. Hasser and L. Goldman seconded the motion to go into closed session. The vote was 7-0 in favor. Motion carried.

Motion was made by R. Whitlock and J. Hasser seconded the motion to close the closed session and open the meeting to the public. All members were in favor. Motion was made by J. Yuchmow and E. Zimmerman seconded the motion to adjourn the meeting at 9:15 pm. The vote was 7-0 in favor. Motion carried.

The next meeting is scheduled for Tuesday, January 8, 2008.

Respectfully submitted,

Kerry A. Philip  
Secretary