

ROCKY HILL PLANNING BOARD
Minutes of the June 12, 2007 Meeting

Present: R. Ayrey, C. Cann, G. Dietrich, L. Goldman, B. Griner, J. Hasser, C. Pihokken, R. Whitlock, A. Youtz, E. Zimmerman

Absent: J. Witt, J. Yuchmow

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.

Open Public Comment Period: No one wished to address the board.

Chairman's Comments and Correspondence

C. Pihokken stated that the two resolutions of memorialization from the May 8th meeting are being held till next month. He asked board members to think about one of the activities that we should be considering for reexamination in the Master Plan. He stated that a subcommittee of members is being sought. Those members interested in participating should contact him via e-mail.

G. Dietrich stepped down from the following application:

Resolution of Approval

- a) David Dorey, Block 4, Lots 29 and 30 - postponed
- b) Daniel Kluchinski, Block 7, Lots 4 and 5 – postponed

Applications:

- a) John Faus, 121 Washington Street
Replacement of Front Porch

John Faus, applicant, was sworn in and stated that the existing brick steps and columns on the front façade of his home are deteriorating. He is requesting approval to replace them with a more historic replication of a porch. The proposal is for wood columns and wood steps, he advised that the footprint will not change. Several photographs were presented to the Board (Exhibit A-1) showing the existing porch and the planned design for the porch. Mr. Faus referred to the report from the historic consultant dated May 3, 2007. Secretary Philip handed him a copy of the revised report dated June 12, 2007. Mr.

Faus read the report and provided the following responses: The height for the railings will be 32 inches. Final sketches will be available for review by the end of the week.

Motion was made by R. Whitlock and J. Hasser seconded to motion to approve the site plan for a new porch and columns with the following conditions:

1. That the improvements are for the steps and columns only.
2. That the columns are fit square to each corner of the roof.
3. That a straight square banister is provided as depicted in the photograph.
4. That five sets of the final plans be submitted to the Planning Office for final review and approval.

The vote was 9-0 in favor. Motion carried.

FOR: Ayrey, Cann, Goldman, Griner, Hasser, Pihokken, Whitlock, Youtz, Zimmerman

AGAINST: None

ABSTAIN: None

Discussion: Ordinance Referrals

- 1) Ordinance – Referral from Borough Council: Plan Copies

C. Pihokken stated that Borough Council has requested that we review the proposed changes to the land use ordinance pertaining to the required number of copies for historic preservation review. The amendment is to require 15 copies of the plan for review by the planning board members and staff. Motion was made by R. Whitlock and L. Goldman seconded the motion to approve the amendment with the following change:

That the wording be changed to read 8.5 x 11, and not 8.5 x 12.

The vote was 9-0 in favor. Motion carried.

FOR: Ayrey, Cann, Goldman, Griner, Hasser, Pihokken, Whitlock, Youtz, Zimmerman

AGAINST: None

ABSTAIN: None

Other Business:

B. Griner stated that he had been approached by several residents about the parking associated with the restaurant at 153 Washington. He asked if permit parking for residents can be considered. Valerie Kimson, Esq., board attorney, stated that the Planning Board does not have the ability to reopen the discussion. This is only possible if there was a mistake of fact and then we could make recommendations. Mayor Zimmerman stated that parking is a problem in this area but this is more a Council issue

than a Planning Board issue and recommended approaching Council. Mayor Zimmerman stated that he spoke with the owner several times and the employees are instructed to park their cars off site. C. Pihokken stated that there was a comment from a member of the public earlier this year. We were asked to send a letter and this had been done. The owner has also made several approaches to resolve this problem.

Larry Rafaelli, Zoning Officer, provided updates on zoning applications and violations. 21 Crescent Avenue has applied for a permit to replace the rear porch. Being that the improvement is not visible from the street, the request was approved. The proposal also includes a lot consolidation and since she is the owner of both properties he stated that this was not a problem.

A path that will be constructed by the Boy Scouts has been approved.

He stated that a proposal for a new store selling automotive parts is under review. There are concerns about fuel and possible combustion but he feels that this should be a safe installation. He contacted Montgomery and requested their approach with this type of proposal.

Motion was made by C. Cann and A. Youtz seconded the motion to close the meeting to the public to discuss pending litigation. The vote was 7-0 in favor. Motion carried.

G. Dietrich left the meeting.

The meeting was opened to the public. Being that there were no other matters before the board, motion was made and seconded to adjourn the meeting at 9:45 p.m. Motion carried.

Respectfully submitted,

Kerry A. Philip
Secretary