

**ROCKY HILL PLANNING BOARD**  
**Minutes of the August 14, 2007 Meeting**

Present: C. Cann, B. Griner, J. Hasser, L. Goldman, R. Whitlock, A. Youtz, J. Yuchmow, E. Zimmerman

Absent: R. Ayrey, G. Dietrich, C. Pihokken

Also Present: V. Kimson

**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:** None were provided.

**Approval of Minutes**

- a) June 12, 2007 – Motion made by R. Whitlock and C. Cann seconded the motion to approve the regular meeting minutes as amended. The vote was 8-0 in favor of those eligible to vote. Motion carried.
- b) June 12, 2007 (closed session): Motion made by R. Whitlock and J. Hasser seconded the motion to approve the closed session minutes of June 12, 2007. The vote was 8-0 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 the installation of fencing behind the parsonage to enclose the backyard for safety reasons. 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. Acting Chair Yuchmow stated that this may only require subcommittee review.

**Resolutions:**

- a) Block 4, Lots 29 and 30  
David Dorey - Shed

Motion was made by A. Youtz and R. Whitlock seconded to motion to approve the resolution for David Dorey. The vote was 6-0 of those eligible to vote. Motion carried.

For: Cann, Goldman, Whitlock, Youtz, Yuchmow, Zimmerman

Against: None

Abstain: None

- b) Block 7, Lots 4 and 5  
Daniel Kluchinski – Fence and Trellis

Motion was made by A. Youtz and R. Whitlock seconded to motion to approve the resolution for Daniel Kluchinski. The vote was 6-0 of those eligible to vote. Motion carried.

For: Cann, Goldman, Whitlock, Youtz, Yuchmow, Zimmerman  
Against: None  
Abstain: None

- c) 121 Washington Street  
John Faus – Front Porch

Motion was made by R. Whitlock and J. Hasser seconded to motion to approve the resolution for John Faus. The vote was 7-1 of those eligible to vote. Motion carried.

For: Cann, Goldman, Griner, Hasser, Whitlock, Youtz, Zimmerman  
Against: Yuchmow  
Abstain: None

**Zoning Officer's Report:**

The following information was provided by Larry Raffaelli, Zoning Officer:

74 Crescent Avenue – Shed. No issue because it cannot be viewed from the street.

Daycare Center at Trinity Episcopal Church. All changes are internal, architectural drawings are required, the daycare center will be in operation only during church services. R. Whitlock stated that this requires NJDEP and State approval. L. Raffaelli stated that this will require Planning Board review if it is a use variance. V. Kimson recommended that they come before the PB before requesting state approval. L. Raffaelli stated that five children or less are anticipated.

Hair Salon on Washington Street – New owners of Peppi's have installed a sign the same size as the sign for Peppi's and there is a second sign on the property and this is not permitted by ordinance. R. Whitlock stated that the ordinance may permit a building sign and a freestanding sign. J. Hasser stated that all freestanding signs along Washington should be addressed if this is not permitted.

**Other Business:**

V. Kimson stated that Pulte is coming in with an amendment to the site plan showing the location of the water line. She advised that plans should be submitted for review at the next meeting. V.

Kimson stated that an extension of the historic preservation approval is also being requested so that it is coterminous with the site plan approval.

**Informal Review:**

**FIRST REFORMED CHURCH**

Reverend William Schutter, applicant, was sworn in and handed board members a copy of his application for a fence. R. Whitlock stated that this was discussed earlier in the meeting and it was determined that this may be reviewed by subcommittee but requested an informal review tonight since the Reverend is here.

Reverend Schutter stated that the proposed fence will enclose the patio area, the style will be a board on board fence or a straight panel fence constructed with 8 x 4 foot panels. He stated that either style is traditional in appearance, it will be painted white with round finials on top of each board. The height of the proposed fence will be six feet. He presented photographs of the fence on site many years ago. L. Raffaelli stated that the fence must be five feet in height or a variance is required. Acting Chair Yuchmow stated that this should be reviewed by the historic site committee. A cut sheet on the fence should be provided and the final height determined. V. Kimson stated that the Construction Department has the authority to approve a fence if it is five feet or lower in height.

L. Raffaelli left the meeting.

Motion was made by C. Cann and R. Whitlock seconded the motion to go into closed session. The vote was 8-0 in favor. Motion carried.

Motion was made by R. Whitlock and J. Hasser seconded the motion to open the meeting to the public. All members were in favor. Motion was made by R. Whitlock and C. Cann seconded the motion to adjourn the meeting at 9:00 pm. The vote was 8-0 in favor. Motion carried.

The next meeting is scheduled for Tuesday, September 11, 2007.

Respectfully submitted,

Kerry A. Philip  
Secretary