

ROCKY HILL PLANNING BOARD
Minutes of the October 14, 2008 Meeting

Present: T. Bremner, T. Corlis, L. Goldman, D. Kluchinski, C. Pihokken, G. White, R. Whitlock, E. Zimmerman

Absent: R. Ayrey, C. Cann, 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.

Open Public Comment Period:

David Macarone, owner of Salon Azurro, 133 Washington Street, stated that he needed some assistance with a problem. Next door to his property is the Rocky Hill Inn and there has been a long standing agreement about parking between the two previous property owners. He stated that recently, the landscaping between the two properties has recently been removed and more patrons from the Inn are parking on his property. The previous owners assumed liability since spaces were leased but that is no longer the case. V. Kimson stated that the Planning Board has control over development applications, the Inn recently came before the board with a request for signage. According to the land use law, when exterior modifications are proposed the applicant must appear before to the board. The Planning Board is not an enforcement body, and if there is a question regarding compliance with zoning, the zoning officer is the person who should look into that type of question. The Planning Board does not have jurisdiction over private lease agreements, as that is a matter between private property owners.

Approval of Minutes

- a) September 9, 2008 – Motion made by R. Whitlock and D. Kluchinski seconded the motion to approve the regular meeting minutes of September 9, 2008 as amended. The vote was 7-0 in favor of those eligible to vote. Motion carried.
- b) September 9, 2008 (closed) – Motion was made by R. Whitlock and L. Goldman seconded the motion to approve the closed session meeting minutes of September 9, 2008. The vote was 6-0 in favor of those eligible to vote. Motion carried.
- c) September 23, 2008 – Motion was made L. Goldman and G. White seconded the motion to approve the special meeting minutes of September 23, 2008. The vote was 7-0 in favor. Motion carried.

Chairman's Comments and Correspondence:

No comments were provided.

Being that no one else wished to address the board, the public portion of the meeting was closed.

Resolution:

- a) Rocky Hill Inn - Signage
Washington Street; Block 7, Lot 15

Motion was made by T. Bremner and L. Goldman seconded to motion to approve the resolution for the signage at the Rocky Hill Inn. The vote was 7-0 of those eligible to vote. Motion carried.

For: Bremner, Corlis, Goldman, Kluchinski, White, Whitlock, Zimmerman

Against: None

Abstain: None

Hearings and Applications:

- a) Rocky Hill Master Plan
Housing Element and Fair Share Plan

Board members reviewed the draft Housing Element & Fair Share Plan dated 9/11/08. C. Pihokken stated that the planner advised that the Housing Element includes ten (10) accessory apartments and (possibly) one unit within a home group. E. Zimmerman stated that the State generated employment numbers that were challenged by the Borough because the number increased from 12 to 70. The Borough sent the Director of the Department of Labor a letter about the discrepancy and the Department responded with an apology. It appears that Rocky Hill was coded wrong geographically and Watchung's numbers were included with ours. The Mayor stated that he spoke with Lucy Vandenberg (COAH Director) and she advised that the numbers will come down.

There were no comments or recommended changes to the draft. The meeting was opened to the public, being that no one wished to address the board, the open public portion of the meeting was closed and this matter is carried to the November meeting for Board action. C. Pihokken stated that the document will be revised as discussed and reviewed at the Planning Board's November meeting.

Other Business:

Zoning Officers Report: R. Whitlock stated that the Trinity Episcopal Church, Park Avenue, has inherited the parcel at 5 Montgomery Avenue and they are considering making an application to the Planning Board to demolish the home on that property and construct a new home at the rear of the property. He stated that they are unsure as to when the new construction would take place. V. Kimson stated that she will look into the Ordinance regarding the term of a demolition approval.

R. Whitlock advised that the garage at 7 Montgomery has been demolished and he does not believe a permit had been issued for this.

Mandatory Training:

V. Kimson stated that board members who did not take the five (5) hour training course must do so within 18 months of your appointment to the board. She advised that information about upcoming sessions will be distributed.

Being that there were no other matters before the board, motion was made by R. Whitlock and E. Zimmerman seconded to adjourn the meeting at 8:30 p.m. Motion carried.

The next meeting is scheduled for Tuesday, November 11, 2008.

Respectfully submitted,

Kerry A. Philip
Secretary