

ROCKY HILL PLANNING BOARD
Minutes of the November 11, 2008 Meeting

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

Absent: A. Youtz

Also present: V. Kimson 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 Comments and Correspondence:

C. Pihokken stated that the board will be going into closed session at the end of the meeting and the Zoning Officer will be providing a report on new construction in town.

Approval of Minutes

- a) October 14, 2008 – Motion made by R. Whitlock and D. Kluchinski seconded the motion to approve the regular meeting minutes of October 14, 2008 as amended. The vote was 8-0 in favor of those eligible to vote. Motion carried.

Hearings and Applications:

- a) Rocky Hill Master Plan (continued from 10/14/08)
Housing Element and Fair Share Plan

S. Kimball, planner for the board, stated that minor modifications have been made and the revised draft dated 11/11/08 has been distributed to board members. She advised that a response letter was received from Eden and they are interested in pursuing the opportunity for additional bedrooms in the group home so that information has been updated along with the language about Rocky Hill's employment numbers and fair share obligation. She stated that COAH is continually updating their website with additional items that have to be included in the plans. She advised that all changes made to the Master Plan were substantive. When the governing body is ready to package the material for COAH, an accessory apartment ordinance and a modification of the affordable housing trust fund ordinance will be included in the submission in draft form. When the third round is approved, then the ordinances can be formally adopted.

L. Goldman asked that the Board members receive a copy of the final document. She also asked the status of the development fee ordinance. V. Kimson stated that two components will be included; the first is a mandatory 2.5% of equalized assessed value for non-residential structures and 1.5% of equalized assessed value for residential properties. She advised that she will work on this with the Borough Council attorney and Susan Kimball.

Board discussion took place. The meeting was opened to the public, being that no one wished to address the board the meeting was closed.

L. Goldman made a motion to approve the draft Master Plan dated 11/11/08 and G. White seconded the motion. The vote was 9-0 in favor. Motion carried.

FOR: Ayrey, Cann, Corlis, Goldman, Kluchinski, Pihokken, White, Whitlock, Zimmerman
AGAINST: None

ABSTAIN: None

Resolution of Approval

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

Motion was made by L. Goldman and G. White seconded the motion to approve the resolution adopting the Master Plan Housing Element and Fair Share Plan. The vote was 9-0 in favor. Motion carried.

FOR: Ayrey, Cann, Corlis, Goldman, Kluchinski, Pihokken, White, Whitlock, Zimmerman

AGAINST: None

ABSTAIN: None

Zoning Officer's Report

R. Whitlock stated that a wall with pavers has been installed at the property for the Rocky Hill Inn on Washington Street. The wall is 8 to 10 inches in height from the concrete stairs and around the corner. The ordinance requires the applicant to come before the Planning Board for a preservation permit and this has not been done. He is unsure if the wall impacts the impervious coverage calculation so Bill Tanner will be asked to review this. He advised that two new safety lights were also installed along the sidewalk but these were not included in their site plan for the signage so this is also a violation. L. Goldman stated that ordinance #5-2008 specifies that owners have 45 days to remove a structure or to respond with a formal application for review. E. Zimmerman stated that the owners of the Rocky Hill Inn received approval for the signage but they never came in for their permit.

Other Business

D. Kluchinski asked about the razing of the Montgomery Avenue garage. R. Whitlock stated that the construction official did not realize our ordinance required permits for demolition of accessory buildings in the historic district so a demolition permit was issued in error. Now that he is aware of this, this will not occur again.

E. Zimmerman announced that one seat on the Planning Board is available January 1st. He asked board members to confirm that they are returning in 2009.

Motion was made by E. Zimmerman and R. Ayrey seconded the motion to go into closed session. The vote was 9-0 in favor. Motion carried. T. Bremner recused himself from litigation matters.

Being that there were no other matters before the board, motion was made by C. Cann and G. White seconded the motion to adjourn the meeting at 8:30 p.m. Motion carried.

The next meeting is scheduled for Tuesday, December 9, 2008.

Respectfully submitted,

Kerry A. Philip
Secretary