

ROCKY HILL PLANNING BOARD
Minutes of the June 9, 2009 Meeting

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

Absent: No one

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.

Chairperson's Comments: Chairman Pihokken stated that the Borough received certification from the State for the Affordable Housing Plan so we are moving forward with that. He expressed thanks to all current board members who helped.

Regarding the county grant for the historic preservation guidelines, Chairman Pihokken advised that the County had decided to give the Borough more time to exercise our options. This topic will be on the July or August agenda.

Open Public Comment Period: The meeting was then opened to the public.

Susan Bristol, 104 Washington Street, stated that several books are being donated to the Library by Constance Greiff. Mrs. Greiff is retiring and she has gone through her professional materials and the following will be donated to the library for reference.

ROCKY HILL DOCUMENTS:

**DESIGN GUIDELINES*

Borough of Rocky Hill, NJ
By Short and Ford Architects, Princeton, NJ 08540
August 1, 1989

**PRESERVATION: ALTERNATIVES FOR ROCKY HILL*

Prepared for the Rocky Hill Community Group, Rocky Hill, NJ
By Heritage Studies, Inc., Princeton, NJ December, 1980
(unbound Xerox copy-including National Register Nomination Forms)

RELATED PRESERVATION DOCUMENTS:

**Annapolis Historic District, Design Guidelines for New Construction*

The Annapolis Historic District Commission, 1979
By Robert Lamb Hart, Architects & Planners, New York

The CAPE MAY Handbook

The Athenaeum of Philadelphia, PA; the City of Cape May; The Historic American Buildings Survey,
National Parks Service; 1977

**Design Review in Historic Districts*

Alice Meriwether Bowsher, *The Preservation Press*
National Trust for Historic Preservation, 1978

Good Neighbors, Building Next to History - Design Guidelines Handbook
Colorado Historical Society, 1980

Historic Preservation Plans: An Annotated Bibliography
National Trust for Preservation, The Preservation Press, 1976

A Home Renovator's Guide for Historic Ocean Grove – A Victorian Seaside Resort
Ocean Grove Home Owners Association, Ocean Grove Chamber of Commerce
Hospitality Division, 1989

It Is Your Town – Know How to Protect It
By Yona Friedman for the Council of Europe, July 1975 (European Architectural Heritage)

LOWELL, The Building Book
City of Lowell, Massachusetts, Div. of Planning and Development
By Anderson Notter Associates, Architects and Planners, 1978

Plainfield (NJ) Design Guidelines for Historic Districts and Sites
Plainfield Division of Planning and Community Development & the Plainfield Historic Preservation
Commission
By Gail Hunton, Hist. Pres. Consultant and Gail Hoffmeier, Graphic Designer, 1988

**Preservation Guidelines*
Board of Architectural Review, Neptune Township, NJ
By Constance N. Greiff, Heritage Studies, Inc. w/ illustrations by Anne Weber, AIA, Short & Ford
Architects, September, 1989

Report 1970-1974
The Vieux Carre Commission, City of New Orleans

Respectful Rehabilitation - Answers to your Questions about old building
Prepared by Technical Preservation Services, National Park Service, US Dept. of Interior
The Preservation Press, National Trust for Historic Preservation, 1982

Reviewing New Construction Projects in Historic Areas
Procedures for Local Preservation Commissions
By Ellen Beasley, Preservation Planning Consultant
Northeast Regional Office, National Trust for Historic Preservation, Boston, 1986

Savannah Victorian District Design Guidelines, a renovation manual
Published by cooperation of several local agencies including
The Metropolitan Planning Commission, City Community Development, Historic Savannah Foundation,
Inc., Savannah Landmark Rehabilitation Project, Inc.

Tucson Preservation Primer
A Guide for the Property Owner
College of Architecture, University of Arizona, Tucson, Arizona 1979

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

Approval of Minutes

- a) March 10, 2009 - carried to the next meeting.
- b) April 14, 2009 - carried to the next meeting
- c) April 14, 2009 (closed session) – carried to the next meeting.

RESOLUTIONS

- a) Henry and Susan Bristol
Historic Preservation Permit - Extension Request
Washington Street; Block 4, Lot 18.03

Motion was made by R. Whitlock and L. Goldman seconded the motion to approve the resolution for a one year extension for Henry and Susan Bristol. The vote was 8-0 in favor. Motion carried.

For: Blasch, Cann, Goldman, Kluchinski, Pihokken, White, Whitlock, Zimmerman
Against: None
Abstain: None

- b) Jennifer and Jeffrey Donahue
122 Washington Street; Block 4, Lot 21
Historic Preservation Review - Fence

Motion was made by L. Goldman and C. Cann seconded the motion to approve the resolution for Jennifer and Jeffrey Donahue. The vote was 7-0 in favor. Motion carried.

For: Blasch, Cann, Goldman, Kluchinski, Pihokken, Whitlock, Zimmerman
Against: None
Abstain: None

- c) Robert and Alicia Mitchell
74 Crescent Avenue; Block 5, Lot 16
Historic Preservation Review - Fence Replacement

Motion was made by R. Whitlock and L. Goldman seconded the motion to approve the resolution for Robert and Alicia Mitchell. The vote was 8-0 in favor. Motion carried.

For: Blasch, Cann, Goldman, Kluchinski, Pihokken, White, Whitlock, Zimmerman
Against: None
Abstain: None

- d) Rocky Hill Inn
Historic Preservation Plan with variances
Washington Street; Block 7, Lot 15

Motion was made by R. Whitlock and L. Goldman seconded the motion to approve the resolution for the Rocky Hill Inn. The vote was 7-1 in favor. Motion carried.

For: Blasch, Cann, Goldman, Kluchinski, Pihokken, White, Zimmerman

Against: None
Abstain: Whitlock

- e) Ralph Terragosa
Historic Preservation Plan
11 Montgomery; Block 4, Lot 5

Motion was made by L. Goldman and D. Kluchinski seconded the motion to approve the resolution for Ralph Terragosa. The vote was 8-0 in favor. Motion carried.

For: Ayrey, Blasch, Cann, Goldman, Kluchinski, Pihokken, White, Zimmerman
Against: None
Abstain: None

DISCUSSION

- a) Ordinance #6, 2009 - An ordinance repealing Article 9 of the Development Regulations Ordinance titled "Development Fees Section" and Adopting an Affordable Housing Development Fee Ordinance
- b) Ordinance #7, 2009 - An ordinance modifying Article 8 (Affordable Housing) of the Development Regulations so as to be in compliance with the rules of the New Jersey Council on Affordable Housing and State of New Jersey Uniform Housing Affordability Controls
- c) Ordinance #8, 2009 - An ordinance amending the development regulations to permit accessory apartments in fulfillment of the Borough's Third Round Housing Element and Fair Share Plan

C. Pihokken stated that the Borough's planner, Susan Kimball, reviewed the above noted ordinances to determine if they are consistent with the Rocky Hill Master Plan. Board members received a copy of Ms. Kimball's response dated June 4, 2009 acknowledging that they are consistent with the Master Plan.

Motion was made by R. Whitlock and L. Goldman seconded the motion to recommend approval of the above noted ordinances to the Borough Council. The vote was 9-0 in favor. Motion carried.

OTHER BUSINESS

T. Bremner asked if a traffic study has been done to look at the affect of making Reeve a one way street. Several members of the public have approached him requesting this consideration because parking is a problem and there are a large number of traffic accidents at the intersection. Making Reeve a one way would modify the traffic flow and possibly reduce the number of traffic accidents. He stated that widening the road may be another consideration. V. Kimson advised that this is an issue to be considered by the governing body.

Motion was made by R. Whitlock and E. Zimmerman seconded the motion to adjourn the meeting at 8:00 pm. The vote was 9-0 in favor. Motion carried.

The next meeting is scheduled for Tuesday, July 14, 2009.

Respectfully submitted,

Kerry A. Philip
Secretary