

Borough of Rocky Hill
Planning Board
Minutes of the Regular Meeting
November 9, 2010

The Regular Meeting of the Planning Board was called to order by Chairman Blasch at 7:30 pm.

NOTICE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Blasch read the following statement into the record: This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting was included in a list of meetings transmitted to the Courier News and Somerset Spectator on January 13th, 2010. Notice remains continuously posted as required under the Statute. A copy of this notice is available to the public and is on file in the Borough Hall.

SALUTE TO THE FLAG

Board Members stood and recited the Pledge of Allegiance.

ROLL CALL

Present: Linda Goldman, Connie Hallman, Dan Kluchinski, George White, Raymond Whitlock, Ed Zimmerman, Mark Blasch * Tim Corlis arrived at 7:40 PM

Absent: Robert Ayrey, Cathy Cann, Martin Englebrecht, Julia Hasser

Also Present: Planning Board Attorney Valerie Kimson

APPROVAL OF MINUTES

Regular Meeting Minutes- September 14, 2010

A correction was made to the Borough Attorney's name as Attorney Kimson was not in attendance at the September meeting. Motion was made by Zimmerman to approve the minutes with the minor change. Motion was seconded by Goldman. Motion carried on roll call vote. All ayes.

For: Corlis, Goldman, Hallman, Kluchinski, Whitlock, Zimmerman, Blasch

Against: None

Abstain: White

APPLICATIONS

Bank of America, 1 Washington Street, Block 5 Lot 24

Arthur R. Sypek, Esquire for Riker Danzig Scherer Hyland Perretti introduced himself as the representative for the Bank of America application. Attorney Kimson swore Mr. Sypek in. Mr. Sypek introduced Mr. Streker, Professional Engineer for Bohler Engineering, as an expert witness. Mr. Streker is a licensed Professional Engineer in NY and NJ. Mr. Streker referenced a map marked as exhibit A-1. Mr. Streker summarized the map stating the Bank of America wished to make their building ADA accessible. Mr. Streker indicated that the current handicap stall slopes do not meet the current ADA code. Mr. Streker indicated that the ATM is not accessible for disabled persons at this time. Attorney Kimson informed the applicants that a portion of the property was within the Township of Montgomery. Mr. Streker stated that they have sent a set of plans and they have made Montgomery Township aware of their intentions and they felt as though the Borough of Rocky Hill's

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Planning Board was sufficient enough to hear the application and act on it. Mayor Zimmerman stated he felt it was a great plan that needed to be implemented to accommodate everyone. Board President Blasch inquired if the existing landscape would be retained. Mr. Streker replied yes.

PUBLIC COMMENT

The meeting was opened to the public, no one commented, public comment period immediately closed.

Motion was made by Whitlock to approve the application as presented. Motion was seconded by Hallman. Motion carried on roll call vote. All ayes.

For: Corlis, Goldman, Hallman, Kluchinski, White, Whitlock, Zimmerman, Blasch

Against: None

Abstain: None

OPEN PUBLIC COMMENT

The meeting was opened to the public, no one commented, public comment period immediately closed.

CHAIRMAN'S COMMENTS

Chairman Blasch stated he attended a Somerset County Planning Board's breakfast. Chairman Blasch stated that the pending revisions to the affordable housing plan included some interesting provisions. Attorney Kimson stated that the numbers required to meet the affordable housing criteria might shift a bit.

Chairman Blasch stated that the County has received a grant to complete an Economic Development Plan. Chairman Blasch stated that one area that the plan will look at is the small business entrepreneurs, hopefully making it easier to start a business and succeeding in the County.

OTHER BUSINESS

Resolution RHPB # 2010-13 Approval of Preservation Plan, Robert Hilimczyk 25-27 Crescent, Block 10 Lots 5 & 6

Resolution was made by Goldman to approve the resolution as presented. Motion was seconded by Kluchinski. Motion carried on roll call vote. All ayes.

For: Corlis, Goldman, Hallman, Kluchinski, Whitlock, Zimmerman, Blasch

Against: None

Abstain: White

Trinity Church Extension

Motion was made by Goldman to grant the Trinity Church Extension. Motion was seconded by Whitlock. Motion carried on roll call vote. All ayes.

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For: Corlis, Goldman, Hallman, Kluchinski, White, Whitlock, Zimmerman, Blasch
Against: None
Abstain: None

Escrow Balances

Escrow balances were presented and discussed.

APPROVAL OF BILLS

Bills were presented, discussed and approved.

NEW BUSINESS

Zoning Officer Whitlock stated that he was able to speak with the contractor for 98 Washington Street. Whitlock stated that he is repairing the front porch back to the original state it was in prior to the damage. Whitlock stated the only change was that the owner plans to add wainscoting to the ceiling, which was acceptable as it was not visible.

ADJOURNMENT

A motion was made at 8:34 PM by Goldman to adjourn the meeting. Motion seconded by Kluchinski. All voted in favor of adjournment.

The next meeting is scheduled for Tuesday December 14, 2010, at 7:30 PM.

Respectfully Submitted:

Rebecca Newman
Planning Board Secretary