

Borough of Rocky Hill
Planning Board
Minutes of the Regular Meeting
June 8th, 2010

The Regular Meeting of the Planning Board was called to order by Chairman Blasch at 7:35 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

ROLL CALL

Present: Robert Ayrey, Cathy Cann, Linda Goldman, Dan Kluchinski, George White, Raymond Whitlock, Mark Blasch

Tim Corlis arrived at 7:38 PM; Ed Zimmerman arrived at 8:05 PM

Absent: Martin Engelbrecht, Connie Hallman, Julia Hasser

Also Present: Planning Board Attorney Valerie Kimson

APPROVAL OF MINUTES

Motion was made by Kluchinski to accept the April 13, 2010, regular meeting minutes. Cann seconded that motion. All in favor Aye. Motion carried.

For: Ayrey, Cann, Kluchinski, White, Whitlock, Blasch

Against: None

Abstain: Goldman

APPLICATIONS

First Reformed Church of Rocky Hill - Attorney Kimson swore in the applicant. Mr. Jim Banks began presenting the application for a variance to replace a sign that was destroyed by a vehicle. Mr. Banks stated the sign would be larger than what was previously there. Mr. Banks noted that the sign would include a section for the Korean Fellowship, thus allowing them to take down a temporary sign on the property. Mr. Banks stated the sign would be constructed from Mahogany, with pressboard for the lettering portions. Mr. Banks also stated the sign would have a cross on the top of it. Mr. Banks informed the Board the sign would be anchored 36" into the ground. Mr. Banks stated the sign would be painted white and would be set in the current railroad tie box on the property. Cann asked if the design was a consensus of what the church wanted. Mr. Banks replied yes. Mr. Banks also noted the sign would be thicker, but the same width of the previous sign. Mr. Banks entered a picture, Exhibit A, of the previous sign for reference. Cann inquired if the new sign would impact the traffic triangle at all. Mr. Banks replied no there would be no impact as the sign would be the same width.

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PUBLIC COMMENT

Public: Tom Bremner, 17 Crescent Ave., asked if the banner on the property would be removed. Mr. Banks stated yes, as well as the sandwich board.

Public: Susan Bristol, 104 Washington Street, asked if the gothic arch was arbitrary or if it has significance to the building. Mr. Banks replied the cross was a replica of the cross on the window of the church, and the arch, although not as pronounced, is similar in nature to the arch in the church. Ms. Bristol felt the sign seemed over scaled.

Meeting was closed to the public.

A Motion was made by Whitlock to approve the application as presented. Motion was seconded by Ayrey. Motion carried on a roll call vote.

For: Ayrey, Cann, Corlis, Whitlock, White

Abstain: Goldman, Kluchinski, Blasch

OPEN PUBLIC COMMENT

Tom Bremner, 17 Crescent Ave., stated he had gone to the library to review the application on the agenda, and there was nothing on file. Mr. Bremner inquired as to why. Board Secretary Newman stated she was unaware that copies of applications were placed in the library, but stated if the Board would like, she would place copies of future applications in the library. Attorney Kimson stated the problem with leaving an application in the library is that the Borough cannot ensure the application would be complete, as someone may remove some or all of the documents. Kluchinski felt placing applications in the library was helpful and would like to have future application copies available in the library. White stated he felt it was a good idea as well.

Susan Bristol, 104 Washington Street, inquired if there was anything to report with regards to the Schafer Tract. Blasch responded that there was nothing new. Attorney Kimson stated there have been no applications filed with regards to the Schafer Tract. Ms. Bristol inquired about a grant that she felt was intentionally ignored from 2003. Blasch stated that a meeting was held between him, Mayor Zimmerman, and Bob Bzik, in which the grant was discussed and how the Borough planned to utilize it. Ms. Bristol asked as to what the content of the new proposal was. Blasch informed Ms. Bristol that the Borough planned to create a website that would educate residents as to the style and historic qualities their dwelling has. Whitlock stated that the Borough is currently working with a firm to perform an appraisal of the entire Borough, which would gather some of the necessary information. Goldman stated a database would than be developed utilizing the information gathered. Ms. Bristol asked how this was relevant to helping a homeowner adhere to historic guidelines. Blasch responded the website would have a series of links to sources of architectural type vendors, and various other pertinent historical links. Blasch stated the links would act as a guide for homeowners not a specific pattern book. Ms. Bristol asked if a trained historical professional would

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oversee the website. Blasch stated this website is not meant to be restrictive but as a means to make more information available for property owners to make choices relevant to the historic nature of their home. Attorney Kimson stated the website would also be a useful tool for the Board to use. Ms. Bristol inquired if the Borough was able to match the funds for the grant. Goldman responded that the Council had not yet appropriated funds for the match as of yet. Ms. Bristol opined that the monies should be used to update the historic ordinance. Blasch stated the Board is not looking to straightjacket homeowners, but rather to assist them. Ms. Bristol felt it was imperative that a professional be consulted. White stated the Borough consulted with a historical architect last year and the cost to design a book similar in nature to that of Hopewell's, was nearly \$180,000.00. White also stated that an applicant needs to submit an application to make any changes to their home, the Board reviews it, discusses it and votes on it. White stated if a professional is needed one would be consulted.

Meeting was closed to the public.

CHAIRMAN'S COMMENTS

None at this time.

OTHER BUSINESS

Resolution RHPB 2010-10, Capitol Improvements to Panicaro Park

Motion was made by Cann to approve the resolution as presented. Kluchinski seconded that motion. Motion carried on roll call vote

For: Ayrey, Cann, Corlis, Kluchinski, White

Abstain: Goldman, Zimmerman

*Whitlock had stepped out of the room

Amendment to Fee Ordinance

Goldman reviewed the recommended changes and stated section "G" was removed and that language was added to protect the Borough regarding the time of decision law. Attorney Kimson stated this would protect the Borough from an applicant knowingly filing an incomplete application. Attorney Kimson stated she would make a few minor wording changes, and forward a corrected copy to the governing body for introduction. Motion was made by Kluchinski to recommend the amended Ordinance to the Council. Motion seconded by Cann. Motion carried on roll call vote.

For: Ayrey, Cann, Corlis, Goldman, Kluchinski, White

*Whitlock had stepped out of the room

ESCROW BALANCES

A current list of escrow balances was presented and briefly discussed.

APPROVAL OF BILLS

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A motion was made by White to approve the bills, RH 2010.4 & RH 2010.5. Motion was seconded by Goldman. Motion carried on a voice vote. All ayes.

NEW BUSINESS

Kluchinski inquired if the Borough had any ordinances in place regarding installation of solar panels. A discussion ensued as to whether or not they would be considered a structure or not. Ayrey felt the Board should move on this, as many people are installing solar panels. Zimmerman stated placement would need to be regulated within the Historic District. White inquired as to what would regulate the permanent installation of generators. Zimmerman stated the Borough should also consider regulating storage pods as well.

ADJOURNMENT

A motion was made at 8:50 pm by Cann to adjourn the meeting. Motion seconded by Ayrey. All voted in favor of adjournment.

The next meeting is scheduled for Tuesday July 13, 2010, at 7:30 PM.

Respectfully Submitted:

Rebecca Newman
Planning Board Secretary

**BOROUGH OF ROCKY HILL PLANNING BOARD
RESOLUTION MEMORIALIZING CAPITAL IMPROVEMENT REVIEW FOR
PANICARO PARK
RHPB 2010-10**

WHEREAS, the governing body, has referred to the Planning Board for review and recommendation a matter regarding a Borough capital project; and

WHEREAS, at a public meeting scheduled on April 13, 2010, the Board reviewed a sketch entitled “ Panicaro Park” dated February 23, 2010 and heard a presentation by Tamara Lee, P.P., the Borough’s professional planner regarding proposed improvements to Panicaro Park; and

WHEREAS, this review is pursuant to the procedures set forth at N.J.S.A. 40:55D-31; and

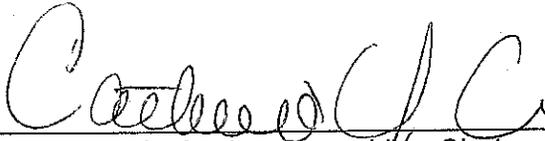
WHEREAS, the proposed project consists of improvements to the Park, which include new benches, shrubbery, the installation of electrical outlets, and walkway area; and the relocation of the memorial rock so as to more prominently display it , and to define the space ; and

WHEREAS, the flagpole is proposed to be replaced with a more maintenance friendly style flagpole and the new flagpole will remain the same height. Recessed lights will be installed to honor the flag with illumination at night.

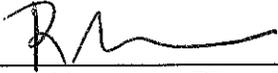
WHEREAS, the Board supports the project as presented, but recommends that the proposed walkway (entrance walk) from Crescent Avenue be eliminated as there currently are no cross walks on Crescent in the area of the park, and further that the elimination of the Crescent Ave entrance walk would save some expense in materials.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Rocky Hill, Somerset County, New Jersey, on this 8th day of June 2010 that:

1. The Board has reviewed the concept presentation and favorably recommends as proposed, the capital improvement project regarding the proposed improvements to Panicaro Park, but recommends that the walkway entrance from Crescent Avenue be eliminated.
2. A copy of this Resolution shall be provided to the governing body for their information and consideration.


Catherine Cann, Vice Chairman

Certified to be a true copy of a Resolution
Adopted by the Rocky Hill Borough Planning
Board on June 8, 2010.



Rebecca Newman, Planning Board Secretary.