

Borough of Rocky Hill  
Planning Board  
Minutes of the Regular Meeting  
May 10th, 2011

---

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

**NOTICE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT**

Chairman 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 23rd, 2011. 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**

**OATHS OF OFFICE**

The following Oaths were taken:

Julia Hasser, Class 111, term expires 12/31/11

Robert Ayrey, Class IV, term expires 12/31/15

**ROLL CALL**

Present: Robert Ayrey, Cathy Cann, Tim Corlis, Linda Goldman, Michael Goldman, Connie Hallman, George White, Raymond Whitlock, Ed Zimmerman, Mark Blasch

Absent: Martin Englebrecht

Also Present: Planning Board Attorney Valerie Kimson

**APPROVAL OF MINUTES Regular/ Reorg Meeting Minutes 1/18/11**

Motion was made by Hallman to approve the minutes as presented. Motion was seconded by Goldman. Motion carried on roll call vote all ayes.

For: Cann, Corlis, L. Goldman, M. Goldman, Hallman, Whitlock, Blasch

Against: None

Abstain: Ayrey, Hasser, White

**APPLICATIONS**

*Preservation Application; Shed- Keller, Block 10 Lot 9, 37 Crescent Ave*

Attorney Kimson swore in the applicant, Mr. Keller.

Mr. Keller stated that he would like to erect a shed that is 12' X 24' in size that will be placed in the rear corner of his property. Chairman Blasch confirmed this would be a premanufactured shed. Mr. Keller responded it would be mostly standard; it would just be enlarged from 12' x 16' to 12' X 24'. Zoning officer Whitlock stated the shed meets all zoning requirements for the R-2 zone and the shed is placed within the required setbacks. Mr. Keller stated the existing shed would be removed and

Borough of Rocky Hill  
Planning Board  
Minutes of the Regular Meeting  
May 10th, 2011

---

replaced with the new shed. Board Vice Chairman Cann stated she felt the approval of this shed would be a great improvement to the streetscape.

**OPEN PUBLIC COMMENT**

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

Motion was made to approve the application as presented by Goldman. Motion was seconded by Hasser. Motion carried on roll call vote- all ayes.

For: Ayrey, Cann, Corlis, L. Goldman, Hallman, Hasser, White, Whitlock, Blasch  
Against: None  
Abstain: None

**PUBLIC COMMENT**

Peter Morgan- 10 Princeton Ave. -- Mr. Morgan wanted to let the Board know the purchaser of the property at 10 Princeton Ave., would be making an application for a use variance, as the original variance granted has limitations.

Hearing no further comments, the floor was closed.

**Informal Concept Review 5 Montgomery, Block 4 Lot 9**

Attorney Kimson recused herself and left the meeting at 7:50 PM.

Joe Plotnick, BAJ Realty, a real estate developer stated that it is his intention to purchase 5 Montgomery Ave, demolish the existing home, and build a new home on the rear of the lot. Mr. Plotnick introduced his architect to explain the proposed design.

Steven DeRochi, Architect stated that he has extensive experience in surrounding areas with historic districts, as well as he is a member of the Montgomery Township Planning Board. Mr. DeRochi stated the plan was to demolish the home and use the 25' lot where the home currently is as a driveway. Mr. DeRochi stated that shrubs would be planted on both sides of the driveway to screen the driveway from the neighbors. Mr. DeRochi stated the home would be placed outside the required setbacks for the isolated pockets of wetlands and the swale classified as open waters by the NJ DEP. Mr. DeRochi stated the home would be two stories with a garage and it would be one unitary mass of roughly 3,200 SF. Mr. DeRochi stated the design maximizes windows to view the open space. Mr. DeRochi stated that the trees on the lot would remain. Board Member Goldman inquired about the shed that is on the property. Mr. Plotnick responded that an easement is being considered to allow the neighbor to utilize the shed. A discussion ensued regarding the square footage of the home and the various materials that would be used. Board Member Goldman asked if the plan was visually compatible with the surrounding homes. A discussion ensued and Board members felt the home was too large for the neighboring homes.

**PUBLIC COMMENT**

Borough of Rocky Hill  
Planning Board  
Minutes of the Regular Meeting  
May 10th, 2011

---

Eric Hintz- 3 Montgomery Ave- Mr. Hintz distributed and read a letter to the Board regarding his concerns for the demolition and construction. Mr. Hintz had several environmental concerns regarding the demolition process for the existing home. Mr. Hintz stated that the scale of the proposed home was too large and it would inhibit the views he and the neighbors currently have of the open space. Mr. Hintz stated he would like the board to consider other options like not demolishing the home that is currently there.

Alex & Stephanie Obey, 7 Montgomery Ave.- Mr. Obey also stated his concerns for the demolition of the residence that would be just a few feet from his home. Mrs. Obey stated that she was concerned for her children's health and safety; as their home was so close. Mr. Obey stated the homes in the area are roughly 1,900 to 2,000 SF and this large proposed home was not in the best interest of the neighboring homeowners.

Eric Hintz- again stated he felt the house did not need to be demolished and that other options should be considered.

Zoning Officer Whitlock stated he strongly disagreed with Mr. Hintz, as there is no driveway, nor a close place to park.

Board Vice Chairman Cann commented that the Board ruled that the Church needed to try to sell the property as it was for one year. If the home did not sell, the board would allow demolition pending approval of the plans. Cann stated this took place so the Board should stick to their decision.

Susan Fisher, 9 Montgomery Ave.- Ms. Fisher stated that she was concerned about the shrubbery along the driveway being meant to block out the riff-raff on either side.

Steve DeRochi the applicants architect stated that was not the intention at all, it was meant solely to be respectful to the neighbors.

Hearing no further comments the floor was closed to the public.

After a discussion the board agreed that the home was beautiful, but it did not visually fit within the neighborhood.

Joe Plotnick, applicant, decided to re-design the home and come back in front of the Board at the June 14<sup>th</sup> meeting with a new concept.

**OPEN PUBLIC COMMENT**

The floor was opened to the public for comments not on the agenda. Hearing none the floor was immediately closed.

**CHAIRMAN'S COMMENTS**

Chairman Blasch stated he had no comments for the board.

Borough of Rocky Hill  
Planning Board  
Minutes of the Regular Meeting  
May 10th, 2011

---

**OTHER BUSINESS**

*Resolution 2011-06 Rocky Hill Hook and Ladder Company Shed*

Motion was made by Whitlock to approve the resolution as presented. Motion was seconded by L. Goldman. Motion carried on roll call vote- all ayes.

For: Ayrey, Cann, Corlis, L. Goldman, Hallman, Hasser, White, Whitlock,  
Against: None  
Abstain: Blasch

Zoning Officer Whitlock stated that he spoke with Mr. Karch at 98 Washington regarding the lack of progress on the porch renovation. Mr. Karch stated his contractor lost his mother and had to tend to some family business. Mr. Karch stated that construction would resume shortly. Mr. Karch also stated he wanted to re-roof the barns on the property. Zoning Officer Whitlock stated he informed him that he needed to come before the planning board to obtain approval.

**ADJOURNMENT**

A motion was made at 9:14 PM by Whitlock to adjourn the meeting. Motion seconded by Hasser. All voted in favor of adjournment.

Respectfully Submitted:

Rebecca Newman  
Planning Board Secretary