

Borough of Rocky Hill  
Planning Board  
Regular Meeting  
August 20, 2015

Planning Board Chair Michael Goldman called the Regular Meeting of the Planning Board to order at 7:30 pm.

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

Chair Goldman read the following statement into the record: This meeting is called pursuant to the provisions of the Open Public Meetings Act. This meeting was included in a list of meetings transmitted to the Courier News and Somerset Spectator on January 21, 2015. 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.

**OATH OF OFFICE**

Attorney Maziarz administered the Oath of Office to Irene Battaglia as Mayor's Alternate. This term expires December 31, 2015.

**ROLL CALL**

Present: Irene Battaglia, Mark Blasch (arrived 7:50), Tim Corlis, Michael Giambra, Linda Goldman, Michael Goldman, Dan Kluchinski, Raymond Whitlock

Absent: Robert Ayrey, Connie Hallman, Brian Nolan, and Mayor Jeff Donahue

Also present: Attorney Jolanta Maziarz, Planner Tamara Lee, Engineer Bill Tanner and Recording Secretary Christine Witt

**CHAIRMAN'S COMMENTS**

None

**APPROVAL OF MINUTES**

**Regular Meeting Minutes July 16, 2015** - Motion made by L. Goldman to approve the minutes as presented. Motion seconded by Kluchinski. Motion carried on roll call vote.

For: Corlis, Giambra, L. Goldman, Kluchinski, M. Goldman

Against: None

Abstain: Battaglia, Whitlock

**Executive Session Minutes July 16, 2015** - Motion made by L. Goldman to approve the minutes as presented. Motion seconded by Kluchinski. Motion carried on roll call vote.

For: Corlis, Giambra, L. Goldman, Kluchinski, M. Goldman

Against: None

Abstain: Battaglia, Whitlock

**OPEN PUBLIC COMMENT**

The floor was open to public comment, hearing none the floor was closed.

## **APPLICATIONS**

### **Concept Review, Major Site Subdivision: 38 Washington Street, Antoine and Gaud Yver**

Attorney Jared Witt introduced the engineer, Richard Brown of Carroll Engineering, and the contractor, Darko Radojic of Bogy Construction.

Mr. Brown explained that he looked at the Master Plan when creating the plans for subdividing the property. The owners are proposing to create 4 lots including the main house currently on the property and three additional lots. The main house would grant an easement on the eastern side of the property for a driveway to the other lots. The existing barn would be conserved without the recent additions and relocated on the property. The utilities for the rear lots will be underground. The property currently has three dwellings, and one new dwelling will be added.

Mr. Whitlock commented that the Planning Board approved the apartment above the garage approximately 30 years ago.

Borough Engineer Bill Tanner explained that the New Jersey Department of Environmental Protection has placed a moratorium on new water connections in the Borough due to a lack of a firm back up water source.

Borough Planner Tamara Lee noted that the location of the driveway next to the adjoining property would require a buffer.

Nancy Lucas, 9 Lemore Circle, asked if the existing house is staying as is, if the barn will be used a residence, and if there could be more lots on the property. Mr. Brown stated that the existing house is staying as is, the barn will not be used as a residence, and there will be four lots.

Marj Yuschak, 55 Washington Street, asked if there would be lighting on the driveway. Mr. Brown stated there would not be lights on the driveway.

Ms. Goldman commented that the driveway would need to be wider than 12 feet, as shown on the plans, to accommodate two-way traffic.

Chair Goldman advised that applicants that they may only apply for a subdivision once.

## **UNFINISHED BUSINESS**

### **Resolution 2015-09: Approval of Major Historic Preservation Plan for 38 Washington Street for Antoine and Gaud Yver**

L. Goldman moved to approve the resolution granting approval of the construction of a two-car garage. M. Goldman seconded the motion, and motion carried on roll call vote.

For: Corlis, Giambra, L. Goldman, Kluchinski, M. Goldman

Against: None

Abstain: Battaglia, Whitlock

**NEW BUSINESS**

None

**FINAL OPEN PUBLIC COMMENT**

The floor was open to public comment, hearing none the floor was closed.

**EXECUTIVE SESSION**

**Resolution 2015-10 to Retire into Executive Session (8:19 PM)**

**Potential litigation - In re the Borough of Rocky Hill 2015 Affordable Housing**

**Declaratory Judgment Action**

Corlis moved to retire into executive session, L. Goldman seconded, and motion carried on roll call vote.

For: Battaglia, Blasch, Corlis, Giambra, L. Goldman, Kluchinski, Whitlock, M. Goldman,

Against: None

Abstain: None

Executive Session ended and Regular Session resumed at 9:07 PM

**ADJOURNMENT**

L. Goldman moved to adjourn at 9:07 PM. Motion seconded by Whitlock. Motion carried on voice vote.

Respectfully Submitted:

Christine Witt  
Recording Secretary