

Borough of Rocky Hill
Planning Board
Regular Meeting
October 15, 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.

ROLL CALL

Present: Irene Battaglia, Mark Blasch, Tim Corlis (7:42), Michael Giambra, Linda Goldman, Dan Kluchinski, Brian Nolan, Raymond Whitlock, Michael Goldman

Absent: Robert Ayrey, Connie Hallman, Mayor Donahue

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

CHAIRMAN'S COMMENTS

None

APPROVAL OF MINUTES

Regular Meeting Minutes September 17, 2015 - Motion made by Nolan to approve the minutes as presented. Motion seconded by Kluchinski. Motion carried on roll call vote.

For: Battaglia, Blasch, L. Goldman, Kluchinski, Nolan, M. Goldman

Against: None

Abstain: Giambra, Whitlock

Executive Session Minutes September 17, 2015 - Motion made by L. Goldman to approve the minutes as presented. Motion seconded by Blasch. Motion carried on roll call vote.

For: Battaglia, Blasch, L. Goldman, Kluchinski, Nolan, M. Goldman

Against: None

Abstain: Giambra, Whitlock

OPEN PUBLIC COMMENT

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

APPLICATIONS

Major Historic Application for Demolition of a Barn: 38 Washington Street, Antoine and Gaud Yver

Jared Witt, the attorney for the applicants, explained that the applicant amended his previous application requesting permission to disassemble the barn on the property. Mr. Witt said that the

applicants' engineer found the barn to be unsafe. Chair Goldman asked if the engineer was present for questions from the Planning Board, and Mr. Witt said he was not.

Attorney Maziarz swore in Darko Radojcic, the applicants' contractor. Mr. Radojcic testified that taking down the barn is not a demolition in the usual sense—the barn will be disassembled piece by piece with the intention of reusing the materials to rebuild the barn.

Ms. Goldman commented that the barn currently has a metal roof, but the plans show shingles. Mr. Radojcic stated that there are shingles under the current metal roof, but that the applicant can provide a list of the materials to the Board before rebuilding.

Mr. Nolan asked about the timing of the project and how the applicant plans to deal with the water issues. Mr. Radojcic replied that the disassembling of the barn would begin right away, and Mr. Witt replied that the water issues do not effect the barn.

Ms. Goldman asked if the silo is staying on the property, and Mr. Radojcic replied in the affirmative. Ms. Goldman also asked which sides of the reassembled barn will face which direction? Ms. Goldman further pointed out that the property was pivotal in the Borough's designation on the National Historic Registry. Ms. Goldman told Mr. Radojcic to take pictures of the property from Lemore Circle to ensure that the neighbors on that side of the property will see the same things as before.

Public Comment

Guy Dean of 11 Lemore Circle stated that he is happy to see the restoration proceed and would like to see something similar to what he has seen in the past.

Motion to Approve the Application

Mr. Whitlock moved to approve the application with the conditions that the applicant take photographs of the barn and make a list of materials before disassembling the barn. Mr. Nolan seconded the motion, and motion carried on roll call vote.

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

Against: None

Abstain: None

Application for Bulk Variance and Major Historic Preservation: 97 Washington Street, Michael & Allison Giambra

*Mr. Kluchinski and Mr. Giambra recused themselves from hearing this application.

Attorney Maziarz swore in Michael Giambra to testify regarding the application.

Mr. Giambra described the plans for building a 36-foot porch on the side of his house, which application requires an Historic Preservation approval, as well variances for impermeable surface and side yard set back.

It was noted that the form of notice was not presented to the Board with the proof of mailing. Chair Goldman asked what kind of notice was sent to neighbors. With further questioning, the Board determined that proper notice was not provided. The application was withdrawn upon the Board's determination it did not have jurisdiction to hear the application.

UNFINISHED BUSINESS

Letter from Dave Dorey regarding combining contiguous, non-conforming lots.

The Zoning Officer and Clerk identified 12 adjoining, non-conforming lots, and the Clerk sent letters to the owners requesting permission to merge the non-conforming lots into the main property. Once permissions are received, the Tax Assessor needs to reclassify the properties so they are properly identified in the state database.

NEW BUSINESS

None

FINAL OPEN PUBLIC COMMENT

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

EXECUTIVE SESSION

Resolution 2015-12 to Retire into Executive Session (8:53 PM)

Potential litigation - In re the Borough of Rocky Hill 2015 Affordable Housing Declaratory Judgment Action

Mr. Whitlock moved to retire into executive session, Mr. Nolan seconded, and motion carried on roll call vote.

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

Against: None

Abstain: None

Executive Session ended and Regular Session resumed at 9:13 PM

Mr. Nolan moved to endorse the draft Affordable Housing Plan as amended by Planner Lee on September 22, 2015. Mr. Whitlock seconded the motion, and motion carried on roll call vote.

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

Against: None

Abstain: None

ADJOURNMENT

Mr. Nolan moved to adjourn at 9:15 PM. Motion seconded by Mr. Whitlock. Motion carried on voice vote.

Respectfully Submitted:

Christine Witt
Recording Secretary