

Borough of Rocky Hill
Planning Board
Minutes of the Regular Meeting
December 21, 2017

The regular meeting of the Planning Board of the Borough of Rocky Hill was called to order by Chair Michael Goldman at 7:30 PM followed by the salute to the flag.

PLEDGE OF ALLEGIANCE

NOTICE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

ROLL CALL

Attendee Name	Title	Status	Arrived
Robert Ashbaugh	Council Member	Present	
Michael Goldman	Chair	Present	
Linda Goldman	Class IV	Present	
Irene Battaglia	Class IV	Present	
Brian Nolan	Class IV	Present	
Michael Giambra	Mayor's Alternate	Present	
Tim Corlis	Alternate 1	Present	
Robert Ayrey	Class IV	Present	
Raymond Whitlock	Class IV	Present	
Mark Blasch	Zoning Officer	Present	
Phil Kartsonis	Mayor	Present	

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

CHAIRMAN'S COMMENTS

APPROVAL OF THE MINUTES

1. Planning Board - Regular Meeting - Nov 16, 2017 7:30 PM

RESULT:	ACCEPTED AS AMENDED [7 TO 0]
MOVER:	Raymond Whitlock, Class IV
SECONDER:	Irene Battaglia, Class IV
AYES:	Robert Ashbaugh, Irene Battaglia, Brian Nolan, Michael Giambra, Tim Corlis, Raymond Whitlock, Mark Blasch
ABSTAIN:	Michael Goldman, Linda Goldman, Robert Ayrey

OPEN PUBLIC COMMENT

None.

APPLICATIONS

1. 38 Washington Street Subdivision

Attorney Christopher Costa of Kenny Chase & Costa appeared on behalf of the applicants Antoine and Gaud Yvery, 38 Washington Street. The applicant is seeking to subdivide a 7.633 acre lot into four lots. The applicant received Planning Board approval to subdivide the parcel in November 2015 with a different configuration from the current proposal. The Planning Board's 2015 approval was conditioned, in part, on County approval. The County required modifications to the subdivision plan related to the driveway.

Attorney Maziarz swore in the applicant's engineer, Richard Brown, and his qualifications were accepted by the Board. Mr. Brown submitted Exhibit A-1, a major subdivision sub-plat dated September 2017 that shows the lots created for each of the existing dwellings on the property. Mr. Brown submitted Exhibit A-2 a plan showing a conservation easement. There is a single point of access to the property using the existing driveway and grass pavers to widen to 18 feet.

Applicant Antoine Yver was sworn in a witness. Mr. Yver answered questions from Chair Michael Goldman regarding the increased height of the fence around the property.

Planner Lee remarked that the current application is a much improved plan that is consistent with the goals of the Master Plan, required no variances, and conforms with the ordinance.

The Planning Board moved to approve the application with the following conditions: deed restrictions and home owners' association language will be provided to the Board, all issues in Planning Board Engineer Tanner's report will be addressed, the grading plan for the buildable lot will provide impervious coverage calculations with and without pavers, the designation of the dwelling on the plans will be changed to guest house, the sewer lateral and connections will be shown on the plans, all impervious coverage calculations will be provided, and development fees will be paid in accordance with the ordinance.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Raymond Whitlock, Class IV
SECONDER:	Brian Nolan, Class IV
AYES:	Robert Ashbaugh, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Robert Ayrey, Raymond Whitlock, Mark Blasch, Phil Kartsonis
EXCUSED:	Michael Giambra, Tim Corlis

2. Motion to Waive 10-Day Requirement to Review Plans

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Nolan, Class IV
SECONDER:	Linda Goldman, Class IV
AYES:	Robert Ashbaugh, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Michael Giambra, Tim Corlis, Robert Ayrey, Raymond Whitlock, Mark Blasch, Phil Kartsonis

UNFINISHED BUSINESS

1. Trinity Church Resolution

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Linda Goldman, Class IV
SECONDER:	Mark Blasch, Zoning Officer
AYES:	Robert Ashbaugh, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Robert Ayrey, Mark Blasch
EXCUSED:	Michael Giambra, Tim Corlis, Raymond Whitlock, Phil Kartsonis

2. Wells Tree Resolution

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Nolan, Class IV
SECONDER:	Raymond Whitlock, Class IV
AYES:	Irene Battaglia, Brian Nolan, Robert Ayrey, Raymond Whitlock, Mark Blasch
EXCUSED:	Robert Ashbaugh, Michael Goldman, Linda Goldman, Michael Giambra, Tim Corlis, Phil Kartsonis

3. 99 Princeton Avenue Resolution

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Nolan, Class IV
SECONDER:	Robert Ashbaugh, Council Member
AYES:	Robert Ashbaugh, Irene Battaglia, Brian Nolan, Michael Giambra, Tim Corlis, Raymond Whitlock, Mark Blasch
EXCUSED:	Michael Goldman, Linda Goldman, Robert Ayrey, Phil Kartsonis

NEW BUSINESS

Discussion of Cottage Zoning and Affordable Housing

Planner Lee updated the Planning Board on the plans to meet the Borough's affordable housing obligation. Ms. Lee presented the Borough's proposed settlement agreement with Fair Share Housing to the public at the December 18, 2017 Council meeting. The Council voted to sign the agreement, Fair Share Housing has signed the agreement, and it will be presented to Judge Miller at a Fairness Hearing on February 12, 2018. Following the Fairness Hearing, the Borough will need to amend the Maser Plan, and the zoning ordinance will be reviewed by the Council and the Planning Board.

1. Press Release

FINAL OPEN PUBLIC COMMENT

Ms. Goldman recognized Toby Whitlock for his many years of service to the Planning Board.

EXECUTIVE SESSION

None

RESULTS OF EXECUTIVE SESSION (IF ANY)

ADJOURNMENT

Meeting adjourned at 9:24 PM.