

Borough of Rocky Hill
Planning Board
Minutes of the Regular Meeting
September 20, 2018

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
Phil Kartsonis	Mayor	Present	
Michael Goldman	Chair	Present	
Linda Goldman	Class IV	Present	
Irene Battaglia	Class III	Present	
Brian Nolan	Class IV	Present	
Tim Corlis	Class IV	Present	
Mark Blasch	Zoning Officer	Present	
Eric Hintz	Class IV	Absent	
Connie Hallman	Class IV	Absent	
Peter Morgan	Alternate 1	Present	

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

CHAIRMAN'S COMMENTS

OPEN PUBLIC COMMENT

APPROVAL OF THE MINUTES

1. Planning Board - Regular Meeting - Aug 16, 2018 7:30 PM

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Mark Blasch, Zoning Officer
SECONDER:	Brian Nolan, Class IV
AYES:	Phil Kartsonis, Michael Goldman, Linda Goldman, Brian Nolan, Tim Corlis, Mark Blasch
ABSTAIN:	Irene Battaglia, Peter Morgan
ABSENT:	Eric Hintz, Connie Hallman

SPECIAL BUSINESS

Public Hearing on Proposed Master Plan Amendment

Planner Lee explained that the proposed amendment to the Master Plan aims to bring the historic district policies up-to-date.

The floor was open to public comment:

Bob Uhrik, 104 Knoll Way, stated that he appreciates the Planning Board's efforts and noted that parking is a problem in the Borough.

1. Proposed Master Plan Amendment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Nolan, Class IV
SECONDER:	Mark Blasch, Zoning Officer
AYES:	Phil Kartsonis, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Tim Corlis, Mark Blasch, Peter Morgan
ABSENT:	Eric Hintz, Connie Hallman

APPLICATIONS

25 Washington Road Historic Preservation

*Mr. Nolan recused himself from hearing the application.

The applicant is applying for a Historic Preservation Permit for the construction of a new house on Lot 7.02, Block 5 in the R-1 zoning district. The application states that the subject lot is part of a recent subdivision approval. The new one-acre lot is east of the historic farmhouse at 25 Washington Street. The proposed dwelling will include 2,869 square feet plus a basement and two-car garage. It will be oriented at an angle to the street, just behind the 50-foot front yard setback, with the garage at the front of the house and closest to the street. The driveway will begin at the northeast corner of the lot and cross most of the width of the lot to reach the proposed garage.

The applicant, Steven F. DeRochi, was sworn in by Ms. Maziarz. Mr. DeRochi testified that the property fronts on Washington Street, but the rear of the property overlooks parkland, and the house has been designed and situated so that the major living areas can take advantage of the view. In addition, Mr. DeRochi explained that since only one curb cut is allowed between the lot and the adjacent vacant lot, he designed the driveway to avoid cutting down two trees on the property. Mr. DeRochi presented a plan set with 10 sheets, designated Exhibit A-1. The plans depict a proposed house situated so that the front of the house does not squarely face Washington Street but rather the element facing Washington Street would be the blank face of the garage, and there would be minimal windows in the front of the house. The house will be made of clapboard, asphalt and shingles. There will be hedges along the front. There will be gabled and shed roofs. When asked about the design of the windows, Mr. DeRochi testified that he is willing to put muntins in the windows if so instructed by the Board.

There were a number of questions raised by Board members concerning the design and orientation of the proposed dwelling. Ms. Goldman pointed out that this will be the only house in the surrounding streetscape that does not have a front door facing the street, and that this orientation is different than what was suggested on the plans submitted when the zoning change was granted. Ms. Goldman also commented that the proposed house does not fit in

with the historic farm next to it. In addition, Ms. Goldman asked Mr. DeRochi if the sidewalk will be lowered, and he answered in the affirmative

Ms. Lee commented that the application for subdivision of the property showed elevations with more consistent character with the streetscape.

Ms. Battaglia raised concerns about lack of symmetry and balance in the proposed house.

Mr. Goldman noted that the design of the house is discordant with the surrounding properties in that it is asymmetrical and has a blank wall facing the street.

Mr. Morgan commented that the proposed house looks like an agrarian out-building and if it were located further down the hill, away from the street, it would look like an accessory farm building. Mr. Morgan also suggested adding 2 square windows over the garage doors.

Mr. Tanner noted that the applicant must come back for an amendment to the existing subdivision approval with new drainage calculations taking into account the proposed impervious coverage calculations. He also noted that the Borough cannot provide a water hook-up to the proposed new dwelling because of a DEP moratorium.

Ms. Maziarz reminded the applicant that the sub division approval had conditions and that those conditions must be satisfied.

The floor was open to public comment:

Carl Pate, 26 Washington Street, commented that he agreed with the Board's questions but pointed out that his front door is on the side of his house, not the front.

Mr. DeRochi indicated that he would be agreeable to carrying the application for a month to allow him to address the Board's concerns regarding the design of the dwelling. Ms. Goldman moved to carry the historic preservation application without additional notice required to the October 18, 2018 Planning Board meeting, Mr. Blasch seconded the motion, and motion carried on voice vote.

1. 25 Washington Road LLC HP Application

30 Skillman Avenue Historic Preservation

The applicants are applying for a Historic Preservation Permit to renovate the dwelling at 30 Skillman Avenue. The proposed work would reconstruct and enlarge the house on the 0.46 acre lot located in the R-2 zoning district. The Planner's review states that the original structure dates to 1904 or earlier. It was originally located on Washington Street and moved to its current location in 1926. The house is identified as "contributing" on the Borough's National Historic Register and is described as a "five-bay, two-story, gable roof, central entry" structure. The applicant proposed to maintain all of the elements noted on the National Historic Register, and it will continue to be a two-story structure with a gable roof and a central entry. Proposed changes include: connecting the house to the detached garage,

replacing the existing covering at the front door with a more expansive porch that spans the house's original five bays. The roofline of the entire house will be rebuilt, forming a unified architectural feature that ties all the elements of the house together, a second floor will be added to the garage, the rear of the house will be expanded and some portions of the house that are now one-story will become two-story.

Applicant's Patryk Hirsz and Iwona Hirsz were sworn in by Attorney Maziarz.

Mr. Hirsz testified that, as suggested by Planner Lee, the applicants will emphasize the existing structure by dropping the roofline on the addition and will try to save the original windows and front door. Exhibit A-1, a revised front elevation, dated 9/20/18 and marked A-1, was presented to the Board and entered into evidence.

Mr. Tanner noted that the impervious coverage will increase by about 30%, and the applicant will need to file a revised grading plan. Mr. Hirsz responded to concerns regarding run off that the gutters will lead to an underground water tank.

Mr. Goldman raised the issue of access to the house since it is within a public park and Skillman Avenue is a private road. Ms. Maziarz stated that easement for the road from Skillman Avenue would run with the land and would have been part of the conveyance of the property.

The floor was open to public comment:

Bob Uhrick, 104 Knoll Way, complimented the plan.

Ms. Goldman moved that a Preservation Permit be issued by the Zoning Officer, Mr. Nolan seconded, and motion passed on roll call vote.

1. 30Skillman Avenue Historic Preservation

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Linda Goldman, Class IV
SECONDER:	Brian Nolan, Class IV
AYES:	Phil Kartsonis, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Tim Corlis, Mark Blasch, Peter Morgan
ABSENT:	Eric Hintz, Connie Hallman

NEW BUSINESS

1. An Ordinance of the Borough of Rocky Hill, County of Somerset, State of New Jersey, Amending Chapter 80, Entitled "Development Regulations" of the Code of the Borough of Rocky Hill, to Amend Section 80-91F in Order to Add Parking Standards to the B Business Zoning District.

Ms. Lee explained that the parking ordinance is missing the parking schedule for the Business Zone and without requirements the Planning Board can not require a variance. The proposed ordinance provide reasonable parking standards.

Mr. Blasch moved that the proposed ordinance in not inconsistent with the Master Plan, Mr. Nolan seconded, and the motion passed on roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Blasch, Zoning Officer
SECONDER:	Brian Nolan, Class IV
AYES:	Phil Kartsonis, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Tim Corlis, Mark Blasch, Peter Morgan
ABSENT:	Eric Hintz, Connie Hallman

UNFINISHED BUSINESS

Mr. Tanner will provide a link to a video on storm water management which Board members are required to watch.

Mayor Kartsonis informed the Board that the Borough has been awarded a grant for a flashing cross-walk at Washington Street and Montgomery Avenue. Frank Yao has been appointed to the Planning Board as Alternate 2 and will be sworn in at the October meeting. The Council approved a raise for the Planning Board Secretary.

1. Master Plan Re-Examination Report

Discussion was tabled to the next meeting.

2. Zoning Map

Discussion was tabled to the next meeting.

FINAL OPEN PUBLIC COMMENT

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

ADJOURNMENT

Meeting adjourned at 9:39 PM.