

Borough of Rocky Hill
Planning Board
Minutes of the Regular Meeting
December 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	Present	
Peter Morgan	Alternate 1	Present	
Frank Yao	Alternate 2	Present	

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

CHAIRMAN'S COMMENTS

Mr. Goldman noted that the Borough Council passed an indemnification ordinance which would protect, among others, Board members in the event they were individually named in an action against the Borough.

APPROVAL OF THE MINUTES

1. Planning Board - Regular Meeting - Oct 18, 2018 7:30 PM

RESULT:	ACCEPTED [7 TO 0]
MOVER:	Linda Goldman, Class IV
SECONDER:	Connie Hallman, Class IV
AYES:	Michael Goldman, Linda Goldman, Irene Battaglia, Mark Blasch, Connie Hallman, Peter Morgan, Frank Yao
ABSTAIN:	Phil Kartsonis, Brian Nolan, Tim Corlis
ABSENT:	Eric Hintz

2. PB Exec 2018-10-18

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

OPEN PUBLIC COMMENT

Susan Bristol, 104 Washington Street, raised questions concerning the Board's Master Plan Re-Exam discussions related to an inclusion in the Re-Exam of a proposed rezoning/expansion of the Borough's business district. She suggested that there be a town hall meeting on that topic. Mr. Goldman noted that all of the Board's Master Plan Re-Exam discussions are held during a public meeting, and all residents are welcome to come and comment on any of the issues discussed.

APPLICATIONS

1. 25 Washington Road 2018-12-20

This is the continuation of a hearing that began at the October 18, 2018 Planning Board meeting.

Mr. DeRochi submitted his revised plans and answered questions from the Board. He pointed out that a good portion of the dwelling will not be visible as part of the streetscape due to the fact that the dwelling was repositioned further back on the lot, and therefore at a much lower elevation relative to the street, and in addition will be partially obscured by the retaining wall to be built along the Washington Street sidewalk. Mr. Tanner reminded Mr. DeRochi that the DEP moratorium on new water hook ups has not been lifted and that he will need to come back to the Planning Board for an amendment to the approved subdivision to modify the drainage.

The floor was open to public comment:

Susan Bristol, 104 Washington Street, commented that the house is situated at an angle to the street, which is inconsistent with other homes in the area. Mr. Goldman noted that the Board had specifically considered that fact, and concluded that since the design of the building resembled a farm auxiliary building on property that was originally a farmstead, the placement of the house was topographically and historically consistent with the property.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Linda Goldman, Class IV
SECONDER:	Mark Blasch, Zoning Officer
AYES:	Michael Goldman, Linda Goldman, Irene Battaglia, Mark Blasch, Peter Morgan
ABSENT:	Eric Hintz
EXCUSED:	Phil Kartsonis, Tim Corlis, Connie Hallman, Frank Yao
RECUSED:	Brian Nolan

2. 25 Washington Road LLC HP Application

3. 14 Montgomery Avenue

Peter Morgan was sworn in by Ms. Maziarz. Mr. Morgan is applying for a historic preservation permit for a house at 14 Montgomery Avenue, a house that was originally constructed in 1855 and is considered pivotal in the Borough's National Register of Historic Places Inventory. The proposed work is to remove and replace the rear portion of the house, including a two-story rear segment of the house, an attached breezeway and an adjoining shed. Planner Lee noted that based on the apparent differences in the roof and windows, the rear segment does not appear to be original to the building. Mr. Morgan testified that the portion he is replacing substandard in its construction, and is not properly insulated. The new addition will be articulated from the original house at the roof line and along the facades, where bump-outs on the first and second floor will help differentiate the original house from the new construction. In keeping with his intent to make the new construction distinguishable from the original house, Mr. Morgan proposed making the windows in the new section two over two rather than six over six.

Mr. Goldman questioned why the roof will be flat, and Mr. Morgan responded that it provides more space.

Ms. Goldman questioned the soffit shown in the plans, and Mr. Morgan responded that it is a trim material not the design.

Ms. Battaglia asked why the first floor has an angled corner, and Mr. Morgan responded that it gives the room a softer appearance. Mr. Goldman pointed out that the second floor is shown to have a square corner, and Mr. Morgan explained that it is a structural necessity.

Ms. Battaglia asked why there will be a bump-out with no windows, and Mr. Morgan explained that it is also a necessity for a support structure to be in that location.

Mr. Goldman asked if the new addition will be visible from the street, and Mr. Morgan responded that most of it will be.

Ms. Goldman commented that the windows on the first floor addition plans have headers but the second floor plans show windows without headers. Mr. Morgan there will be small cornices on all of the window.

Mr. Goldman asked if the new windows will have shutters. Mr. Morgan responded that there will not be shutters on the new addition because it is the service portion of the house.

Ms. Lee commented that there is enough commonality between the original and the proposed addition to tie them together while still distinguishing the original from the addition.

Mr. Tanner commented that impervious surface calculations must be provided, and the applicant will have to compensate for the changes.

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

Mr. Blasch move to approve the historic preservation application with the condition that all windows in the original structure remain six over six and all windows in the addition have cornices. Ms. Goldman seconded the motion, and motion carried on roll call vote.

RESULT:	ADOPTED [9 TO 0]
MOVER:	Mark Blasch, Zoning Officer
SECONDER:	Linda Goldman, Class IV
AYES:	Phil Kartsonis, Michael Goldman, Linda Goldman, Irene Battaglia, Brian Nolan, Tim Corlis, Mark Blasch, Connie Hallman, Frank Yao
ABSENT:	Eric Hintz
RECUSED:	Peter Morgan

UNFINISHED BUSINESS

None.

NEW BUSINESS

Mr. Goldman thanked Mr. Tanner for his engineering service to the Planning Board. Robert Martucci will be replacing Mr. Tanner as Engineer. Mr. Goldman thanked Mayor Kartsonis for his service to the Borough and to the Planning Board.

1. Rob Martucci

FINAL OPEN PUBLIC COMMENT

None.

EXECUTIVE SESSION

Executive session began at 8:37 PM and ended at 9:00 PM.

RESULTS OF EXECUTIVE SESSION (IF ANY)

1. To Retire into Executive Session for the Purpose of Litigation-Schafer V. Borough of Rocky Hill

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

ADJOURNMENT

Meeting adjourned at 9:00 PM.