

Borough of Rocky Hill
Planning Board
Minutes of the Regular Meeting
February 21, 2019

The regular meeting of the Planning Board of the Borough of Rocky Hill was called to order by Class IV, 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
Irene Battaglia	Class III, Council Liaison	Present	
Mark Blasch	Class II, Zoning Officer	Present	
Tim Corlis	Class IV	Present	
Linda Goldman	Class IV	Present	
Michael Goldman	Class IV, Chair	Present	
Connie Hallman	Mayor's Alternate	Present	
Eric Hintz	Class IV	Present	
Peter Morgan	Alternate 1	Absent	
Brian Nolan	Class IV	Absent	
Robert Uhrik	Class I, Mayor	Absent	
Frank Yao	Class IV	Absent	

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

APPOINTMENT OF RECORDING SECRETARY

1. Motion to Appoint Christine Witt Recording Secretary

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

CHAIRMAN'S COMMENTS

None.

APPROVAL OF THE MINUTES

1. Planning Board - Reorg Meeting - Jan 17, 2019 7:30 PM

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

OPEN PUBLIC COMMENT

None.

APPLICATIONS

1. Minor Site Plan Application: Bank of America

Applicant seeks an amendment to its previously approved minor site plan application to upgrade the exterior site lighting in the parking lot of the existing bank branch in order to meet the New Jersey ATM minimum lighting requirements (N.J.S.A. 17:16K-10). The original application was approved at the June 21, 2018 Planning Board meeting, conditioned on the applicant’s engineer working with the Board’s professionals to develop a plan ensure that the illumination level does not exceed 2 foot-candles at 50 feet in any area on the Washington Street side of the Property, except the ATM area, and to reduce as far as possible the foot-candle average within the entire site by whatever means necessary, including changing the color and temperature of the lights, in order to lessen the impact on the residential dwellings in the area of the bank. After discussions with the applicant’s engineer, the Planning Board professionals determined that the solution to reducing lighting impact on the nearby dwellings requires the installation of a length of new fencing along the driveway that intersects with Young Drive

Attorney Diane Hickey of the firm Riker Danzig introduced the application and offered Engineer Anthony Albano as an expert witness. The Board accepted Mr. Albano as an engineering expert, and Ms. Maziarz swore him in.

Mr. Albano stated that the Bank of America is proposing to install a six-foot high fence along the drive-through ATM side of the property. The fence will provide a solid barrier and will allow for the adjustment of some of the current light pole locations. Poles that are currently 18 feet high will be lowered to 15 feet. Landscaping in the area of the proposed fence will be removed. In addition, the bank proposes to move certain light poles in from Washington Street, install light covers that prevent light from shining backwards, and install 3,000 kelvin lights. The Board suggested removing a light pole by the trash enclosure, and Mr. Albano agreed.

Ms. Goldman moved to approve the application, with the conditions that (1) a post-construction night light test be performed to verify that the design has achieved its objectives, and (2) the light pole by the trash enclosure be removed. Ms. Hallman seconded, and all voted in favor.

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

2. Bank of America Resolution
3. Bank of America Engineer's Report

UNFINISHED BUSINESS

Discussion of Master Plan Re-Examination

Ms. Lee reviewed the latest draft Master Plan Re-Examination report with the Board. The discussion focused on the Land Use and Affordable Housing sections that Ms. Lee had recently added to the Re-Exam draft and which the Board had not previously reviewed. After a full discussion, and certain recommendations for change by the Board, it was determined that Ms. Lee and Ms. Goldman should work together to finalize the draft. Ms. Battaglia made a motion to hold a public hearing on the Master Plan Re-Examination Report on March 21, 2019. Ms. Hallman seconded, and all voted in favor.

1. Master Plan Re-Examination Planner Report
2. Motion hold a public hearing on the Master Plan Re-Examination Report on March 21, 2019

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Irene Battaglia, Michael Goldman
SECONDER:	Connie Hallman, Mayor's Alternate
AYES:	Irene Battaglia, Mark Blasch, Tim Corlis, Linda Goldman, Michael Goldman, Connie Hallman, Eric Hintz
ABSENT:	Peter Morgan, Brian Nolan, Robert Uhrlik, Frank Yao

NEW BUSINESS

FINAL OPEN PUBLIC COMMENT

EXECUTIVE SESSION

No Executive Session took place.

RESULTS OF EXECUTIVE SESSION (IF ANY)

ADJOURNMENT

Meeting adjourned at 8:49 PM.