

Borough of Rocky Hill  
Planning Board  
Minutes of the Regular Meeting  
May 16, 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	Absent	
Eric Hintz	Class IV	Absent	
Peter Morgan	Alternate 1	Present	
Brian Nolan	Class IV	Late	7:35 PM
Robert Uhrik	Class I, Mayor	Present	
Frank Yao	Class IV	Present	

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

**CHAIRMAN'S COMMENTS**

None.

**APPROVAL OF THE MINUTES**

1. Planning Board - Regular Meeting - Mar 21, 2019 7:30 PM

<b>RESULT:</b>	<b>ACCEPTED [8 TO 0]</b>
<b>MOVER:</b>	Linda Goldman, Class IV
<b>SECONDER:</b>	Tim Corlis, Class IV
<b>AYES:</b>	Irene Battaglia, Mark Blasch, Tim Corlis, Linda Goldman, Michael Goldman, Peter Morgan, Brian Nolan, Frank Yao
<b>ABSTAIN:</b>	Robert Uhrik
<b>ABSENT:</b>	Connie Hallman, Eric Hintz

**OPEN PUBLIC COMMENT**

None.

**APPLICATIONS**

Historic Preservation: Rocky Hill Inn

1. Rocky Hill Inn

Major Historic Preservation Application: 137 Washington Street, Block 7 Lot 15  
(Rocky Hill Inn)

Attorney Jared Witt introduced the application, the business owner, Evan Blomgren, and the architect, Steve DeRochi. Mr. Witt asked to amend the application to reflect that the owner of the property is Copper Spoon LLC. The amendment was permitted. Mr. Blomgren and Mr. DeRochi were sworn in by Ms. Maziarz. Mr. DeRochi was qualified as an architectural expert.

Mr. DeRochi testified that the owners of the Rocky Hill Inn want to restore the Inn to its appearance of the late 1800's using modern materials. Proposed renovations include new siding and clapboards, painting the brick, replacing windows and shutters, new railings, a new fence screen to shield the HVAC equipment, moving the front steps to the center of the building in-line with the front door, new shingled eaves added to the corner tower below the third floor windows, and the side porch roof will be reconstructed to include a gable over the side door entrance. Mr. DeRochi introduced Exhibit A-1 and Architectural Rendering modified 5/16/19 and Exhibit A-2 a Color Rendering.

Mr. DeRochi provided the following responses to Ms. Lee's review letter and made the following amendments and clarifications to the application as filed:

All of the windows will be replaced in kind, and all of the storm windows will be removed.

New windows are proposed in the tower to reflect the original design.

The posts that support the front porch roof will be replaced with solid, turned posts similar

to the original design.

An additional window will not be installed on the third floor of the west elevation, elevations will be corrected.

Shutters will be used on the west elevation to match the other shutters being installed.

The louvers on the east elevation will be replaced with a window.

All of the windows on the east elevation will have shutters.

Historic trim will be applied only to the existing porches.

The steps for the side porch will match the original width of the stairs.

Existing exterior doors will not be replaced.

The four gables will have octagonal windows.

An opaque light grey stain will be applied to all of the brickwork.

Individual window AC units will be removed.

Ms. Goldman asked if there are two apartments above the restaurant. Mr. Blomgren responded that there is one apartment and the third floor is storage.

Ms. Lee questioned how many seats are in the restaurant. Mr. Blomgren initially responded that there are 120 seats including outside seating. Ms. Lee countered that the

Fire Official reported that there are 149 seats. Mr. Blomgren amended his response to 136 seats. The restaurant has approval for 134 seats.

The floor was open to public comment: Marilyn Crane, 5 Princeton Avenue, voiced concern about light from the back of the building shining onto her patio. Mr. Blomgren said he would make sure the lights are down-facing.

Mr. Blasch made a motion to approve the application, as amended. Ms. Goldman seconded the motion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Blasch, Class II, Zoning Officer
<b>SECONDER:</b>	Linda Goldman, Class IV
<b>AYES:</b>	Irene Battaglia, Mark Blasch, Tim Corlis, Linda Goldman, Michael Goldman, Peter Morgan, Brian Nolan, Robert Uhrig, Frank Yao
<b>ABSENT:</b>	Connie Hallman, Eric Hintz

Historic Preservation: 25 Washington Street

1. 25 Washington Road

**Major Historic Preservation Application: Block 5 Lot 7.03**

\*Brian Nolan recused himself from hearing the application.

Attorney Jared Witt introduced the application and the owner Steve DeRochi, Mr. DeRochi was sworn in by Ms. Maziarz.

Mr. DeRochi is applying for a Historic Preservation permit for the construction of a new house on a lot that was part of a recent subdivision of 25 Washington Street. The new one-acre lot on the south side of Washington Street. The proposed dwelling will include 3,268 square feet plus and undetermined amount of living space on the basement level and a three-car garage. The house will be parallel to the street at the 50-foot front yard setback line. The garage will be side-loading with the doors facing west. The driveway will begin at the northwest corner of the lot where it shares a curb with adjacent lot 7.02.

Mr. DeRochi testified that the house will have a traditional appearance to fit in with the Historic District and will have a front porch and gabled roofs. In response to Ms. Lee's review letter, Mr. DeRochi testified that the application is amended to reflect the following changes:

The drawings will be revised to reflect a lower roofline over the mudroom and pantry.

Regarding the side yards, the lot to the east of the property has an apparent setback of approximately 75 feet. Added to the required setback of Lot 7.03, there will be an approximately 100-foot separation between the structures.

The garage doors face away from Washington Street and keep the parking area behind the front yard setback.

Trees will be replaced on a one for one basis in.

The applicant was advised that prior to construction there needs be an amended subdivision site plan application filed to address revised Storm water management plans for both Lot 7.02 and Lot 7.03.

Ms. Goldman asked Mr. DeRochi why the illustration of the house did not comport with the site plan drawing with regard to the roof line over the east side of the kitchen. The drawing indicated a roof that went from centerline of the roofs over the two gable end elements facing the front, whereas the drawing suggests that the roof line is recessed from the center line of the roofs. Mr. DeRochi said the drawing were in error, and the connecting roof will be recessed and the final plans will reflect that fact. In addition, Mr. DeRochi mentioned that since the roofline over the mudroom and pantry would also be lowered in the final drawings, there may be a second window facing west in the second floor front bedroom to mimic the back bedroom.

Mr. Morgan asked Mr. DeRochi why there were no windows in the Master Bathroom. Mr. DeRochi that the skylights serving the Master Bath was missing from the east elevation drawing. The final plan will reflect that change.

The floor was open to public comment: Brian Nolan, 18 Washington Street, commented that it looks like a great design.

Ms. Lee commented that she is concerned about the number of trees being removed. Ms. Maziarz pointed out that site work will discussed when the applicant comes for subdivision approval.

Ms. Goldman moved to approve the application with changes to the plan to reflect the changes to the roof lines, windows and skylights as discussed in the hearing. Mr. Blasch seconded the motion.

<b>RESULT:</b>	<b>ADOPTED AS AMENDED [8 TO 0]</b>
<b>SECONDER:</b>	Mark Blasch, Class II, Zoning Officer
<b>AYES:</b>	Irene Battaglia, Mark Blasch, Tim Corlis, Linda Goldman, Michael Goldman, Peter Morgan, Robert Uhrick, Frank Yao
<b>ABSENT:</b>	Connie Hallman, Eric Hintz
<b>RECUSED:</b>	Brian Nolan

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

None.

## **FINAL OPEN PUBLIC COMMENT**

Rikki Massand, 438 River Road Belle Mead, Vice Chair Montgomery Township Landmarks Preservation Commission, commended the Planning Board for approving the Historic Preservation of the Rocky Hill Inn noting that it is an important landmark on Route 518, the Rocky Hill business district and Somerset County.

Alex Obe, 7 Montgomery Avenue, owner of PTS Fitness and Iron Core Bootcamp. Mr. Obe is considering buying the John Shedd building for his Fitness and Bootcamp businesses. Mr. Obe asked if commercial use is permitted and if the DEP would need to be involved because the building is in a flood zone. Mr. Obe was advised to submit a concept review application with approval of the current owner for the Board professionals to review.

## **ADJOURNMENT**

Meeting adjourned at 8:47 PM