

**ZONING BOARD OF ADJUSTMENT  
CITY OF LAMBERTVILLE  
RE-ORGANIZATION & REGULAR MEETING MINUTES**

The meeting was called to order by William Shurts, at 7:30 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Pat Pittore, Georg Hambach, Kate Dunn and Sara Scully. Phil Mackey arrived at 7:55 pm.

Absent: Fred Eisinger, Maura Fennessy and Dave Moraski.

Also Present: Attorney William Shurts, Planner Emily Goldman and Engineer Tom Cundey.

**APPROVAL OF MINUTES – November 29, 2012**

Georg Hambach made a motion to approve the November 29, 2012 meeting minutes as submitted. Pat Pittore seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**APPROVAL OF 2013 MEETING SCHEDULE AND OFFICIAL NEWSPAPERS**

The November 2013 meeting date has been changed to Thursday November 21, 2013 at 7:30 pm.

There was a brief discussion of possibly having a December meeting if needed. This will be discussed further at the February meeting.

The official newspaper for the City of Lambertville Planning Board is the Beacon. The two alternate newspapers are the Democrat and the Trentonian.

Georg Hambach made a motion to approve the 2013 meeting schedule for the Zoning Board of Adjustment, as attached to these minutes. Sara Scully seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**ELECTION OF CHAIRPERSON**

Motion to Open the Nomination for Chairperson:

Georg Hambach made a motion to nominate Dave Moraski for Chairman for the Zoning Board of Adjustment for 2013. Pat Pittore seconded the motion.

Motion to Close Chairperson Nominations:

Kate Dunn made a motion to close nominations for Board Chairperson for 2013. Georg Hambach seconded the motion.

### **ELECTION OF VICE CHAIRPERSON**

#### Motion to Open the Nominations for Vice Chairperson

Georg Hambach made a motion to nominate Pat Pittore for Vice Chairperson for the Zoning Board of Adjustment for 2013. Kate Dunn seconded the motion.

#### Motion to Nominate Vice Chairperson

Georg Hambach made a motion to close nominations for Board Vice Chairperson for the Zoning Board of Adjustment for 2013. Kate Dunn seconded the motion.

### **DISCUSSION**

214 South Franklin Street  
Robert Simpson

It was reported that the drain on Mr. Simpson's property has been fixed and that the roadway has been widened and is now flat.

### **PUBLIC HEARING – Variance for a Driveway**

64 Ferry Street  
Block 1042 Lot 6  
LuAnn Creed

Mr. Shurts marked the application for 64 Ferry Street as exhibit A-1 and the public notice, property list and proof of publication as exhibit A-2.

Eric Goldberg, the applicant's attorney, was present at the meeting. The owners, LuAnn Creed and Thomas Santangelo were sworn in by Mr. Shurts as witnesses to testify.

Mr. Goldberg advised the Board members that the proposed driveway is located on the side of the street where parking is not permitted. Therefore they will not be losing any additional on street parking spaces. In fact the street will be gaining one additional parking space by installing this proposed driveway.

The applicant is requesting a variance relief from the required minimum nine foot wide driveway as described in the City's Ordinance. The proposed driveway is eight feet wide.

The second variance that the applicant is requesting is the side yard setback. Richard Morrison, who resides at 62 Ferry Street, has submitted a letter stating that he has no objections to having the driveway installed along the property lines. This letter was marked as exhibit A-3.

Mr. Goldberg stated that the proposed driveway has not impervious coverage issues and that the turfstone that will be used will absorb the water runoff which will help with flooding issues in the neighborhood.

The applicant's attorney also provided pictures which were marked as exhibits A-4 (a-f)

**MOTION TO APPROVE C2 VARIANCE**

Georg Hambach made a motion to approve the C2 Variance. Sara Scully seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**MOTION TO APPROVE SITE PLAN WAIVER**

Kate Dunn made a motion to approve the Site Plan Waiver subject to all requirements from the Construction Official. Georg Hambach seconded the motion. A unanimous roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

**PAYMENT OF BILLS**

Phil Mackey made a motion to pay the bills on the bills list when the funds become available. Kate Dunn seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

**PUBLIC PARTICIPATION**

None


**ADJOURNMENT**

Phil Mackey made a motion to adjourn the meeting at 8:16 pm. Georg Hambach seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Pat Pittore  
Vice Chairman



Crystal Lawton  
Administrative Officer

City of Lambertville  
Zoning & Building Departments  
18 York Street  
Lambertville, NJ 08530

A-3

Richard Morrison  
62 Ferry Street  
Lambertville, NJ 08530

December 10, 2012

To whom it may concern:

My name is Richard Morrison and I am the owner of the residence located at 62 Ferry St Lambertville, NJ. I am aware and fully give my permission for Lu Creed at 64 Ferry St to complete a driveway that will have its edge on the border of our shared property line. I am aware that by code the city regulates a buffer between the property line and the driveway edge. I also understand that the city requires a variance to deviate from this code, but still I give my permission for the completion of the driveway edge to border the property line.

Respectfully Submitted,

x Richard Morrison  
Richard Morrison

LEIANN K OVERTON  
Notary Public of New Jersey  
My Commission Expires April 29, 2013

