

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES**

Thursday, March 31, 2016

The meeting was called to order by alternate Board Attorney, Stewart Palilonis, 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, Fred Eisinger, Georg Hambach, Kate Dunn, Marcus Rayner, Jane Wesby and Scott Consoli.

Absent: John Woods and Cullen McAuliffe

Also Present: Board Attorney, Stewart Palilonis, Board Planner, Emily Goldman and Board Engineer Tom Cundy were also present at the meeting.

APPROVAL OF MINUTES – January 28, 2016

Fred Eisinger made a motion to approve the January 28, 2016 meeting minutes, as submitted. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Georg Hambach was abstained from voting. MOTION CARRIED.

COMPLETENESS HEARING – Use Variance

85 North Main Street, LLC

85 N. Main Street

Block 1026 Lot 6

Michael Burns was present at the meeting on behalf of the applicant. Mr. Burns stated that he was able to review the Board Engineer's letter prior to the meeting. Emily Goldman also submitted a review letter that was given to Mr. Burns at the meeting.

The applicant is seeking approval for a Use Variance and also a Site Plan Waiver. The exiting building will be converted into a three unit apartment dwelling. They are proposing two, two bedroom apartments and one, one bedroom apartment.

Several years ago the building was utilized a single family dwelling, but over the years has been used as a storage area for the previous owners.

The property does not offer any off street parking, however, Mr. Burns stated that there is an area with a curb cut and gravel space that could be used for parking.

In Mr. Cundy's letter dated March 18, 2016, he recommends that the Board deem the application complete and schedule the public hearing.

Marcus Rayner made a motion to deem the application complete and schedule the public hearing for April 28, 2016. Jane Wesby seconded he motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

COMPLETENESS HEARING – Use Variance

**Woodrose Properties
63 Bridge Street
Block 1042 Lot 29**

Mr. Burns was also present at the meeting on behalf of this applicant as well. Mr. Burns stated that the Board had previously granted an approval for this property. However, since then the tenant has vacated the premises and the applicant has found it difficult to lease the property with the approvals previously granted.

The new proposed plans are to convert the rear portion of the retail space to a one bedroom apartment, approximately 630 square feet, which complies with the Zoning Ordinance requirements.

Mr. Burns stated that he was able to review the letter issued from Mr. Cundy, dated March 18, 2016. Ms. Goldman advised the Board and Mr. Burns that she has a conflict and is unable to continue review for this application.

An alternate planner will need to be appointed for this application.

Mr. Cundy's letter states that the Board can deem the application complete and schedule a public hearing.

Georg Hambach made a motion to deem the application complete and schedule the public hearing to be held on April 28, 2016. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED

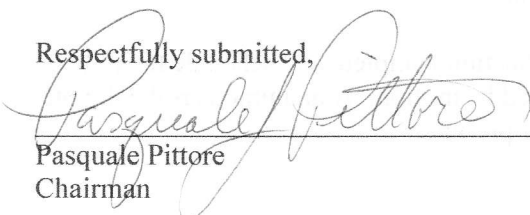
PAYMENT OF BILLS

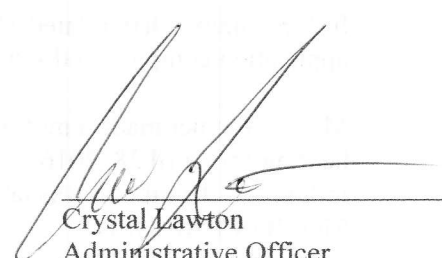
Georg Hambach made a motion to pay bills, so long as funding was available. Jane Wesby seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

ADJOURNMENT

Fred Eisinger made a motion to adjourn the meeting at 7:48 pm. Marcus Rayner seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

Respectfully submitted,


Pasquale Pittore
Chairman


Crystal Lawton
Administrative Officer

SENIOR PRINCIPALS

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Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME

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Secaucus, NJ 07094
☐ (201) 624-2137

March 18, 2016

City of Lambertville
Zoning Board of Adjustment
18 York Street
Lambertville, NJ 08530-2093

Attention: Crystal Lawton, Secretary

Re: Variance/Site Plan Waiver - Completeness & Plan Review
85 North Main, LLC
85 North Main Street
Block 1026, Lot 6
Our file #10-17-Z-016

Dear Board Members:

We have received a Variance/Site Plan Waiver application submission, received on March 7, 2016, consisting of the following:

Sheet	Title	Date
1 of 9	Location Map, Proposed Site Plan	02-09-16
2 of 9	Zoning Data, Parking Data	02-09-16
3 of 9	Existing Conditions, Photographs	02-09-16
4 of 9	Existing Conditions, Photographs	02-09-16
5 of 9	Proposed Floor Plans	02-09-16
6 of 9	Proposed Floor Plans	02-09-16
7 of 9	Proposed Building Elevation, 200' Property Owners List	02-09-16
8 of 9	Proposed Building Elevation, 200' Property Owners List	02-09-16
9 of 9	Proposed Building Section	02-09-16
-	Utility Company "will serve" letters	----

Sheets 1 of 9 through 9 of 9 were prepared, signed, and sealed by Michael Burns, R.A., Michael Burns Architects, 21-2 Bridge Street, Lambertville, New Jersey 08530, (609) 397-5508.

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I. GENERAL INFORMATION

Applicant/Owner: 85 North Main, LLC
29 Emmons Drive, F40
Princeton, NJ 08540
(609) 921-8844

Proposal: Applicant proposes to construct two new 2 bedroom apartments and one 1 bedroom apartment along with a request for a parking variance and two bulk variances.

Zoning: R-2

II. SUBMISSION INFORMATION

The applicant has prepared the Application Submittal Checklist and all the required items have been submitted. Therefore, the application can be deemed complete.

III. GENERAL COMMENTS

1. The applicant is requesting a conditional use variance from Section 404.4B in the R2 zone. This ordinance contains requirements for low and moderate income housing criteria. We defer to the Board Planner for comment on these planning issues.
2. The applicant is requesting a site plan waiver. Since the proposed construction is in an existing structure and will not involve an expansion of the existing footprint, we would endorse the site plan waiver. Plans for the building construction will still be required by the Construction Code Official for the building permit.
3. The three new apartments will generate 6 parking spaces using R.S.I.S. criteria. The site has no on-site parking. The applicant is requesting a parking variance. The applicant should give testimony on possible parking areas for tenants or arrangements that have been made for leased spaces that have been arranged for off site parking. Please note that the application exhibit packet on sheet 2 erroneously says the required parking is 8 spaces instead of 6 spaces.

4. There will be no drainage or stormwater measures needed since the footprint of the existing structure is not changing.
5. A variance for side yard setback is being requested. The existing building has a side yard of 2.2 feet on the south side where 5 feet is required. In addition, a variance for maximum impervious coverage is proposed. The requirement is an 80% maximum, where 82% is proposed. Both variance conditions are existing non-conforming conditions that are not being expanded by the proposed construction.
6. The one bedroom apartment contains 415 square feet. Section 404.4B.6 requires a minimum of 600 square feet for a one bedroom apartment.

IV. SUMMARY OF VARIANCES AND WAIVERS

Variances:	Section 404.4B -	Moderate & low income housing criteria
	Section 404.5 -	Side yard and impervious coverage
	Section 509 -	Off street parking

Waivers: Site Plan

V. APPROVAL PROCESS

If the Zoning Board should grant final approval to this project, the following is applicable:

The applicant must contact the Zoning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

VI. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the City Zoning Department:

1. Hunterdon County Planning Board.
2. Lambertville Municipal Utilities Authority (submitted)


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City of Lambertville
March 18, 2016

3. Any others as may be necessary.

If you have any questions concerning the above, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.



Thomas E. Cundey, P.E., C.M.E.

TEC/mcb

cc: 85 North Main, LLC
Michael Burns, R.A.
Richard Mongelli, Esq.
Emily Goldman, PP
Stuart Palilonis, Esq.
Ken Rodgers, Construction Official

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March 18, 2016

City of Lambertville
Zoning Board of Adjustment
18 York Street
Lambertville, NJ 08530-2093

Attention: Crystal Lawton, Secretary

**Re: Use Variance and Site Plan Waiver
Woodrose Properties
63 Bridge Street
Block 1042, Lot 29
Our file #10-17-Z-017**

Dear Board Members:

We have received a Use Variance, Conditional Use, and Preliminary/Final Site Plan submission consisting of the following:

Sheet	Title	Date	Latest Revised Date
1 of 1	Conditional Use & Site Plan	02-02-15	06-29-15
1 of 2	Site Plan, Location Map, Zoning Map	02-24-16	----
2 of 2	Existing Partial Floor Plan Proposed Partial Floor Plan	02-24-16	----

Sheet 1 of 1 was prepared, signed, and sealed by James Ceglia, P.E., Site Works Consultants, Inc., 6 Village Row, Logan Square, New Hope, Pennsylvania 18938, (215) 862-9701.

Sheets 1 of 2 and 1 of 2 were prepared by Michael Burns, R.A., Michael Burns Architects, 21-2 Bridge Street, Lambertville, New Jersey 08530, (609) 397-5508.

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I. GENERAL INFORMATION

Applicant/Owner: Woodrose Properties
P.O. Box 216
Rosemont, NJ 08556
(609) 815-0005

Proposal: The applicant proposes to modify a 2-story masonry building along Bridge Street that was approved in 2015. The applicant proposes to convert a portion of the retail space to a one bedroom apartment.

Zoning: CBD - Central Business District

II. SUBMISSION INFORMATION

The applicant has prepared the Application Submittal Checklist and all the required items have been submitted. Therefore, the application can be deemed complete.

III. GENERAL COMMENTS

1. This building was the subject of a Zoning Board approval in 2015. At that time the applicant was approved to continue the retail use, convert a portion of the existing residential use into proposed office use and a portion into a 1-bedroom apartment along with some minor site improvements. With this new application the applicant wants to convert a portion of the first floor retail space into a one bedroom apartment.
2. The plan does not propose to change the foot print of the building nor are any new parking spaces being generated by the conversion. The reduction of 630 square feet in the retail area reduces the parking need by 2 spaces while the addition of the one bedroom apartment adds 2 spaces for a zero net gain.
3. The applicant is requesting a site plan waiver. Since the proposed construction is in an existing structure and will not involve an expansion of the existing footprint, we would endorse the site plan waiver. Plans for the building construction will still be required by the Construction Code Official for the building permit.

4. Section 406.8 of the ordinance states that no apartment shall be permitted on the first floor. The application says the "intent" of the ordinance will be met since it does not front on Bridge Street. The applicant should elaborate on this reasoning in testimony.
5. The application says the apartment is an efficiency apartment and is less than 450 square feet, whereas the plans show it as a one bedroom apartment that is 630 square feet. The applicant should clarify this in testimony.
6. Section 406.8D of the ordinance says that each apartment shall have 2 means of ingress and egress/. The plans only show one doorway to the outside. A variance is needed or the plans modified.

III. SUMMARY OF VARIANCES AND WAIVERS

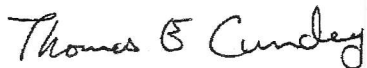
Variances: Section 406.8A Apartments on first floor (Conditional Use)
 Section 406.8D 2 means of ingress and egress (Conditional Use)

Waivers: Site Plan

If you have any questions concerning the above, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.



Thomas E. Cundey, P.E., C.M.E.

TEC/mcb

cc: Woodrose Properties
 James Ceglia, P.E.
 Michael Burns, R.A.
 Richard Mongelli, Esq.
 Stuart Palilonis Esq.
 Emily Goldman, P.P.
 Ken Rodgers, Construction Code Official

