

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

Thursday, June 30, 2016

The meeting was called to order by Board Chairman, Pasquale Pittore, 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, John Woods, Jane Wesby, Kate Dunn, Marcus Rayner, Cullen McAuliffe.

Absent: Scott Consoli.

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

APPROVAL OF MINUTES – May 26, 2016

Jane Wesby made a motion to approve the May 26, 2016 meeting minutes, as submitted. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

PUBLIC HEARING

**Lua Trading, LLC
17 South Main Street
Block 1045 Lot 21**

It should be noted that both John Woods and Cullen McAuliffe recused themselves from this application due to the fact that one lives within 200 feet of the proposed project and Mr. McAuliffe was absent from the May meeting and was unable to listen to the tape recording.

At the May 26, 2016 meeting, the applicant proceeded with their public hearing even though there were not enough members to take action. It was requested, by George Dilts, that the three members that were absent from the meeting listen to the tape in order to be able to vote at the June meeting.

Kate Dunn and Marcus Rayner attested to the fact that they both listened to the recording and were eligible to vote on this application.

No further testimony was provided.

Site Plan Waiver:

Jane Wesby made a motion to grant the request of a Site Plan Waiver. Marcus Rayner seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Woods and Cullen McAuliffe were recused from voting.

Use Variance:

Georg Hambach made a motion to grant the Use Variance as requested. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Woods and Cullen McAuliffe were recused from voting.

PUBLIC HEARING – Use Variance

Woodrose Properties

63 Bridge Street

Block 1042 Lot 29

It should be noted that John Woods recused himself from this application because he lives within 200 feet of this property.

Richard Mongelli, the applicant's attorney and Michael Burns, the applicant's architect were present at the meeting. Mr. Burns was sworn in as an expert witness by Mr. Palilonis.

The applicant is before the Board for approval Use Variance. The existing property currently has a commercial space that fronts on Bridge Street with an apartment to the rear of the building.

The applicant is proposing to reduce the commercial space and increase the size of the apartment. By doing this, there is no expansion of the actual building, just the space within.

The exterior entrance will have two means of egress, which will be through the entrance door and also the bedroom window.

The applicant is also proposing to install a limited area sprinkler system and fire separation.

Mr. Fred Eisinger asked about the retail parking requirements and was advised that there is a required amount of four parking spaces existing and that with the revised interior alterations, they are only required to supply two parking spaces.

SITE PLAN WAIVER:

Kate Dunn made a motion to grant the Site Plan Waiver for this application. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Woods was recused from voting.

MOTION CARRIED.

USE VARIANCE:

Kate Dunn made a motion to grant the Use Variance for this application. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Woods was recused from voting.

MOTION CARRIED.

PUBLIC HEARING

**Fisherman's Mark
37 South Main Street
Block 1045 Lot 21**

The applicant's attorney, Richard Mongelli, was present at the meeting. Also in attendance were Michael Burns, the applicant's architect and Lina Meacham, the applicant.

The application before the Board is for approval to relocate an existing food pantry to the location at 37 South Main Street.

Mr. Mongelli stated that the Fisherman's Mark was previously located at 85 North Main Street for several years. Located at that location were the administrative offices and the food pantry.

Recently the administrative offices were relocated to the property at 37 South Main Street, formally the Hibernia Fire House. The offices are located on the second floor of the building.

The organization operates Monday through Friday for all administrative matters and testified that the food pantry would have minimal hours during the week and no weekend hours at all.

The application is not expanding the footprint of the building in any way and will utilize the interior for all their needs.

The parking requirement is the same as the requirement for the Fire House, stated Mr. Mongelli. He also stated that the hours of the food pantry are during the day, at which time, most residents are out of the City for work.

There will be a food delivery truck possibly two times per month. Mr. Meacham stated that the Swan Hotel has given permission for the delivery trucks to utilize the parking lot to the rear of the restaurant when needed.

A majority of the clients that will be using the food pantry are either residents of the Lambertville or live within ten miles of the City.

Ms. Goldman's letter dated May 25, 2016, addressed several concerns regarding additional services offered and the amount of employees or volunteers that would be on site at any given time.

Ms. Meacham stated that the offices are only open between 9:00 am and 5:00 pm and that no one is seen after 5:00 pm. On several occasions throughout the year there could be up to 120 volunteers for the organization, however, this will not be all at once.

Public Comment:

Anne Marie Sweeney from Swan Street addressed the Board and advised that she currently volunteers for Fisherman's Mark and that most of the clients walk to the

location. She also stated that there are almost always parking spaces available during the time the organization is open.

Another resident from Raritan Pointe stated that she also volunteers and that she has always found it easy to find a parking space.

David Windermute, the CFO of the Hibernia Fire Company addressed the Board stating that the organization is beneficial to the City of Lambertville and helps many residents with the work that they do.

SITE PLAN WAIVER:

Marcus Rayner made a motion to grant the Site Plan Waiver for this application. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Woods was recused from voting.
MOTION CARRIED.

USE VARIANCE:

Georg Hambach made a motion to grant the Use Variance for this application. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Woods was recused from voting.
MOTION CARRIED.

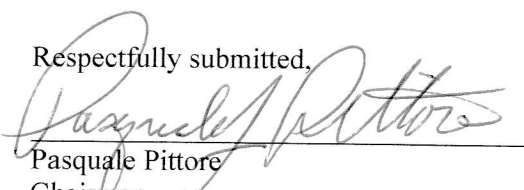
PAYMENT OF BILLS

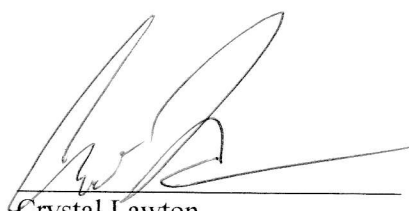
Fred Eisinger made a motion to pay bills, so long as funding was available. Georg Hambach seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

ADJOURNMENT

Fred Eisinger made a motion to adjourn the meeting at 8:55 pm. Jane Wesby 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