

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, April 27, 2017**

The meeting was called to order Board Chairman, 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: Fred Eisinger, Kate Dunn, John Woods, Marcus Rayner and Pat Pittore.

Absent: Georg Hambach, Jane Wesby, Cullen McAuliffe and Scott Consoli.

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

APPROVAL OF MINUTES – January 26, 2017

All action for this was tabled due to the minutes not being distributed correctly. The Board will take action on the minutes at our May 25, 2017 meeting.

USE VARIANCE

Completeness
7 York Street
Block 1030 Lot 6
Jane Burroughs

The property owner, Jane Burroughs and her architect, Gary O'Connor were present at the meeting.

Ms. Burroughs purchased the property recently and has submitted an application for a Use Variance to convert the existing hair salon into a studio apartment on the first level.

The property is located in the R-2 district (residential). The original application proposed a parking area to the rear of the property, this has since been rescinded.

There are several items that are still considered incomplete from the Planner and the Engineer. Those items must be submitted to the Board professionals within ten days of the next scheduled meeting in order to hold a public hearing.

The Board did agree to grant the waivers 1, 16, 17a, 17, 23 & 26 listed in Tom Cundy's letter dated April 24, 2017. Based on the waivers granted, the application was deemed complete with conditions.

A public hearing date of May 25, 2017 was provided to the applicant. They were also advised that a public notice is required and that the neighbors within 200 feet of the property must be property notified.

Fred Eisinger made a motion to deem the application complete, with conditions. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Dunn was recused from voting.

APPEAL OF ZONING OFFICER'S DECISION

85 North Main Street
Block 1026 Lot 6
85 North Main Street, LLC

An application to the Zoning Officer was submitted for the installation of a new shed on the property located at 85 N. Main Street. This application was denied by Richard McManus based on the information provided in resolution 1-2016.

However, it turns out that the impervious coverage information provided on the previous application was incorrect and the new placement of the shed will not increase any coverage.

The application for a new pre-manufactured shed was determined to be consistent with on-site condition. The Board reversed the Zoning Officer's decision and took action.

John Woods made a motion to grant the Appeal of the Zoning Officer's decision. Marcus Rayner seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

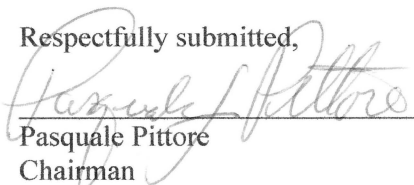
PAYMENT OF BILLS

Kate Dunn made a motion to pay bills, so long as funding was available. Fred Eisinger 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 7:41 pm. John Woods 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