

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, September 28, 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, Georg Hambach, Kate Dunn, John Woods, Scott Consoli and Pat Pittore

Absent: Marcus Rayner and Jane Wesby

Also Present: Alternate Board Attorney, Tim Korzun, Board Engineer, Tom Cundy and Board Planner, Emily Goldman.

APPROVAL OF MINUTES – May 25, 2017

Fred Eisinger made a motion to approve the May 25, 2017 minutes, as submitted. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

COMPLETENESS – Use Variance and Site Plan Waiver

59 North Union Street
Block 1030 Lot 3
Team JSK, LLC

An application for a Use Variance and Site Plan Wavier was submitted for the property located, within the Central Business District, at 59 North Union Street.

The building is currently commercial on the first level and residential on the second and third levels, which is permitted in this area of the City.

The applicant is asking the Board to grant approval to convert the entire building to exclusively residential. Therefore, the Zoning Board of Adjustment has jurisdiction to hear this application.

Both Tom Cundy and Emily Goldman submitted review letters regarding this application.

There are no proposed changes to the exterior of the building and the existing lower level is currently fitted out for residential use, with a kitchen and bathroom. There will be minimal interior alterations.

Ms. Goldman did note that the existing bay window should be altered to resemble a more residential look rather than commercial.

Mr. Burns stated that historical pictures of the building show a bay window throughout the years. He also added that the property was once exclusively residential and at some

point become a mixed use, although there were no documents that could confirm this information.

The Board Professionals were satisfied that the application could be deemed completed and that the Board members could take action.

A public hearing was set for October 26, 2017. The applicant is required to notice for the next meeting.

John Woods made a motion to deem the application complete based on the Professionals comments. Georg Hambach 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.
MOTION CARRIED.

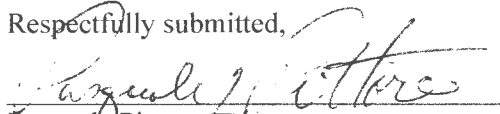
PAYMENT OF BILLS

Georg Hambach 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.

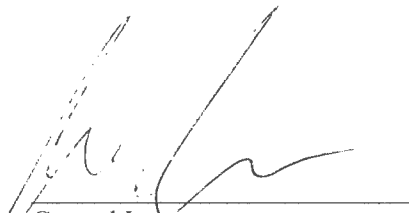
ADJOURNMENT

Georg Hambach made a motion to adjourn the meeting at 7:41 pm. Fred Eisinger 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