

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, October 26, 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 and Pat Pittore.

Absent: Marcus Rayner, Jane Wesby and Scott Consoli

Also Present: Board Attorney Stewart Palilonis, Board Engineer, Tom Cundy and Board Planner, Emily Goldman.

APPROVAL OF MINUTES – September 28, 2017

Georg Hambach made a motion to approve the September 28, 2017 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 – Use Variance and Site Plan Waiver

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

The applicant asked to be carried to the November 30, 2017 meeting due to the fact that there were only five Board members in attendance at the meeting.

Mr. Palilonis advised the public and the Board that all required notices were satisfactory and that there would be no requirement for any further public notices.

COMPLETENESS – Use Variance and Site Plan Waiver

287 South Main Street
Block 1055.01 Lot 8
David Zatuchni

An application for a change of use for the building at 287 South Main Street was submitted. They are proposing to convert the currently commercial space to residential.

Mr. Cundy stated that all information provided was sufficient to deem the application complete and this time. However, he did mention to the applicant that there may be a requirement to obtain a Flood Hazard Area Permit from the Construction Official.

Ms. Goldman had no further comments on the completeness issues.

A public hearing will be scheduled for November 30, 2017.

Georg Hambach made a motion to deem the application completed based on Mr. Cundy's review letter and statement. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

COMPLETENESS – Use Variance and Site Plan Waiver

7 Lambert Lane
Block 1033 Lot 5
William Dean Properties, LLC

An application to covert an existing mixed use building from commercial space on the first and second levels to residential on the second and third levels.

Currently the commercial space is located on the first level and the second level. The proposed changes would allow for the second and third levels to become residential space and the first level remain commercial.

Mr. Cundy recommended that this application be deemed complete based on the information provided by the application.

It was also noted that this application may require approval for the Flood Hazard Area permit. They were instructed to obtain this approval from the Construction Office.

Ms. Goldman had no further comments on the completeness of this application.

A public hearing will be scheduled for November 30, 2017.

Fred Eisinger made a motion to deem the application completed based on the review letter provided by Mr. Cundy and his statement to the Board. Georg Hambach 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. Fred Eisinger seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

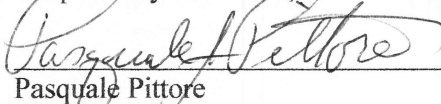
MOTION CARRIED.


ADJOURNMENT

Georg Hambach made a motion to adjourn the meeting at 7:61 pm. Kate Dunn 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