

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, May 31, 2018**

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: Fred Eisinger, Georg Hambach, Kate Dunn, John Woods, Marcus Rayner, Jane Wesby and Pat Pittore. Scott Consoli and Maddy Urbish joined the meeting at 7:35 pm.

Absent: None.

Also Present: Board Attorney, Stewart Palilonis, Board Planner Emily Goldman and Board Engineer Paul LaPierre.

APPROVAL OF MINUTES

April 26, 2018

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

MOTION CARRIED.

RESOLUTION 2-2018

Variance & Site Plan Waiver
32 Ferry Street
Block 1042 Lot 17
Harry Young

Marcus Rayner made a motion to approve the resolution as submitted. Georg Hambach 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.

RESOLUTION 3-2018

Steep Slope Disturbance
184 York Street
Block 1002 Lot 78
James McHenry

Georg Hambach made a motion to approve the resolution 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.

COMPLETENESS

Bulk Variance
45 Buttonwood Street
Block 1010 Lot 17
Marisa Ehinger & Tony Martinez

An application was submitted for to remove and rebuild an existing rear accessory structure with the exception of a remaining wall to the West.

A variance is being requested for the minimum side yard setback and the principal building.

The Board's Engineer's report was discussed.

John Woods made a motion to deem the application complete and set a public hearing date of June 28, 2018. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PUBLIC HEARING

Variance
52 Buttonwood Street
Block 1007 Lot 14
Donna & Alex Grushow

The property owner, Alex Grushaw and his architect, Gary O'Connor were present at the meeting. Both were sworn in as witnesses by Mr. Palilonis.

The previous two-story structure to the rear of the property was a carriage house that was used as a garage and storage area. However, last year the structure caught fire and was destroyed.

The owner would like to rebuild and expand the new structure. The height of the new structure is larger than the previous and the length has also been extended.

The accessory building is located on Brittan's Alley and is surrounded by other garages, accessory buildings and two-story structures.

The new structure would allow access in to the garage easier and will sit on the original foundation.

There will be electric to the structure however there will be no plumbing, water or sewer

The second level of the garage will be used for storage as it was previously.

The applicant requires a variance for the increased height of the structure and also the pre-existing, non-conforming side yard setback, which is slightly improving with this project.

Jane Wesby made a motion to grant the two variances. 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.

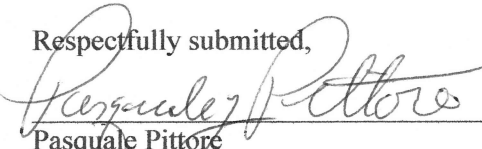
MOTION CARRIED.

ADJOURNMENT

Kate Dunn made a motion to adjourn the meeting at 8:20 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