

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

Wednesday, August 30, 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, Jane Wesby, Scott Consoli, Pat Pittore and Maddy Urbish.

Absent: Marcus Rayner.

Also Present: Board Attorney, Stewart Palilonis

APPROVAL OF MINUTES

June 28, 2018

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

MOTION CARRIED.

TIME EXTENSION REQUEST

26 North Franklin Street
Block 1076 Lot 29
Alan Horton

The applicant's attorney, Debra Forman, submitted a letter requesting a one-year time extension for resolution # 7-2015. The time limit has already expired and the project has not been started.

The Board agreed that the extension will granted until July 12, 2019.

Fred Eisinger made a motion to approve the one-year time extension. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

APPEAL TO THE ZONING OFFICER'S DECISION

58 Church Street
Block 1077 Lot 8
Phyllis Cortese

Since the last meeting the applicant has retained a new attorney. That attorney has requested the appeal be carried to the September 27, 2018 meeting.

Mr. Palilonis advised the Board that he has suggested that the applicant, their attorney and the Zoning Officer, Frank D'Amore, have a meeting to see if this can be rectified without coming before the Zoning Board.

That meeting will take place before the September meeting and we will be advised of the outcome.

NO ACTION WAS TAKEN.

APPEAL OF THE HISTORICAL PRESERVATION COMMISSION

30 North Main Street
Block 1077 Lot 5
Woodrose Properties

An application to the Historical Preservation Commission (HPC) was denied by the commission on July 10, 2018.

The applicant filed an appeal with the Zoning Board of Adjustment on July 27, 2018.

Rich Mongelli, the applicant's attorney was present at the meeting. Also in attendance were Brendan Brew and Kate Farley from Woodrose Properties. Both were sworn in by Mr. Palilonis.

The applicant acquired the property at 30 North Main Street which is a seven-unit apartment complex. They wish to alter the exterior of the building to enhance the characteristics.

The existing façade is stucco and the applicants wish to install brick veneer and clappered siding to the front of the building. The sides and rear of the building will remain stucco with updates and color changes to match the front of the building.

Pictures of surrounding properties were distributed to the Board members and Ms. Farley described the buildings as being similar to what they are proposing.

Representatives from the HPC were present at the meeting as well. Lisa East of Holcombe Way and Jim Amon of North Union Street were sworn in by Mr. Palilonis so that they could discuss in further detail the reasoning for their opposition of the project.

Ms. Easton addressed the Board with her concerns in regards to the exterior changes of the building. She stated that stucco is in within one of the approved materials with the City of Lambertville's design guidelines in the Central Business District (CBD).

Ms. Easton suggested using authentic materials instead of the brick veneer that is proposed.

Mr. Brew advised the Board members and the public that the proposed brick they want to use is made of authentic material but is cut in half.

Ms. Easton also stated that the fact that the sides and rear of the building are to remain stucco is not in compliance with the City of Lambertville's design guidelines and that by using authentic brick they could accommodate the look they are trying to achieve.

Mr. Amon stated that the application was not willing to make any changes at the direction of the HPC and that all suggestions from the Commission were dismissed by the applicant at that meeting.

Mr. Brew advised the Board that this property will undergo renovations to enhance the building's appearance.

The Board members discussed several options that they were faced with, one being approve the appeal as submitted, denial the appeal as submitted and carry the appeal for 30 days to allow for a possible resolution between the applicant and the HPC.

Mr. Pittore felt that option number three would not produce a positive outcome and the applicant would have to appear before the Board again next month.

Mr. Pittore asked the Board members to act on approving the appeal as submitted.

John Woods made a motion to approve the appeal as submitted. Georg Hambach seconded the motion. A roll call vote was taken by all members present with a total of four affirmative votes and three oppositional votes.
MOTION CARRIED.

PAYMENT OF BILLS

Jane Wesby made a motion to pay bills, so long as funding was available. Maddy Urbish seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

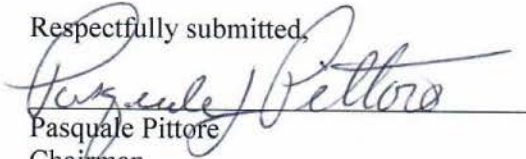
MOTION CARRIED.

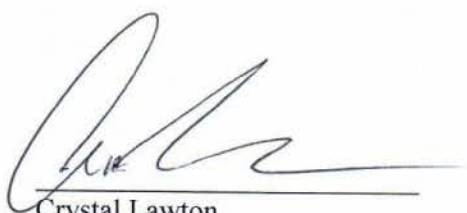
ADJOURNMENT

Jane Wesby made a motion to adjourn the meeting at 8:58 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