

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Thursday, February 28, 2019**

The meeting was called to order by Board Chairman, Pasqual 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, Jane Wesby, Scott Consoli, Pat Pittore, Christine Peluso and Kate Dun.

Absent: Maddie Urbish

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

APPROVAL OF MINUTES – January 31, 2019

Fred Eisinger made a motion to approve the meeting minutes, as submitted. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. **MOTION CARRIED.**

COMPLETENESS – Use Variance and Site Plan Waiver

15 Kline's Court
Block 1040 Lot 3
Steve and Pam Williamson – Cork Room, LLC

An application was submitted to the Board for a Use Variance and Site Plan Waiver to allow for a bistro with a liquor license.

Mr. LaPierre's review letter requested verification regarding the location of the existing front porch and its location to the right of way.

Michael Burns, the applicant's architect, was present at the meeting and advised the board members that the porch is existing and the applicant is not proposing any exterior changes that would interfere with the current location.

Mr. Burns stated that in order to obtain a survey of the property would be a financial burden since the building is so large.

Mr. LaPierre stated that if the applicant were to obtain City Council approval to for having the porch in the City right of way, that would satisfy the condition.

Also, as a condition of approval of completeness, the application must submit a flood elevation certificate for the file.

Jane Wesby made a motion to deem the application complete, with two condition of City Council approval for the right of way and submittal of a flood elevation certificate. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. **MOTION CARRIED.**

COMPELTENESS – Conditional Use and Bulk Variance

25 South Main Street
Block 1045 Lots 11 & 19
Hibernia Apartments, LLC

Scott Consoli was recused from this application.

Gary Backinoff is the applicant's attorney and was present at the meeting.

Ernest Fuller, the site manager, Jim Segula, the engineer, Michael Burns the architect and Maddy James, an operator of the program, were sworn in as witnesses.

The current building located at 25 South Main Street is an income restricted multi-unit structure.

The applicant is proposing a 2,000 square foot two-story addition to the front of the exiting building to allow for community outreach program.

This program, according to the applicant, provides a multitude of services for the residents and is also open to the surrounding communities.

Some of the services provided are breakfast and lunch, on-site nurse during a specific timeframe and a social program. The hours of operation are six days a week from 8 o'clock am until 4 o'clock pm.

Ms. James stated that they are focused on providing the community with services that may not be available to them currently and also providing nutritional value through the meals that they will provide.

The cost of the program is minimal or free of cost. It is based on the income of the participant.

There will be a total of three to four employees working this program and the participants that are not residents of the building will be brought in by an employee of the program.

The total amount of participants is limited to a maximum of fifty people. The applicant is hopeful that a majority of the residents will participate, however, if they may need to reach out to other members of the community to fulfill the requirement.

There are twenty-one existing parking spaces on site currently, however, the applicant has purchased three spaces at the Justice Center parking lot in addition to what is existing on site.

The community room currently will be relocated to the second floor and the addition will be where the outreach program is located.

With the addition they are also proposing a second level patio for use by the residents only.

Michael Burns advised the Board that in 1989 the owners obtained approval from the City to allow for a nutrition center at this location, however, this use was never implemented.

Public Comment:

Bob – 25 South Main Street, Lambertville NJ

Wanted to confirm that the terrace and second level community center was restricted to the residents only.

Suggested adding a bathroom for the program to use so that they don't have to use the resident's public bathroom.

John Carroll – 25 South Main Street, Lambertville NJ

Concerned about parking.

Steven Stahl – 25 South Main Street, Lambertville NJ

Does not feel this type of program is needed. Concerned about the public having access to the entire building.

Sal Lions – 55 Ferry Street, Lambertville NJ

Asked about drainage concerns, the length of time to complete construction since he works from home and where the construction material will be stored.

Joe Crosswicks – 25 South Main Street

Stated that the building has existing problems that should be addressed first.

Heather Crownover – 88 North Main Street, Lambertville NJ

Stated that she is a volunteer for meals on wheels at this location and was concerned that her services would not be required with the changes.

She stated that the parking issues are more extreme than the applicant has stated. On several occasions she has found it difficult to safely exit the parking lot due to blind spots. And feels this addition will make the situation worse.

Mathew Crownover – 88 North Main Street, Lambertville NJ

Stated that the traffic and speed on this section of the street is a major concern.

The applicant's attorney spoke with his client and have asked for a postponement since there were only six voting members at the meeting.

The public hearing will be carried to the March 28, 2019 meeting and no further notices will be required.

PUBLIC HEARING – Use Variance

22 North Main Street

Block 1075 Lot 3

Gwo-Long Huang

Pat Pittore recused himself from this application.

Mr. Huang was present at the meeting along with Jim Kyle.

An application was submitted to convert the exiting first level commercial space to residential. The property is located in the C-2 zone of the City of Lambertville.

Mr. Huang stated that the layout of the first floor is unique and difficult to rent for commercial use. The doorways and ceilings are low and it is not structurally possible to make the needed alterations. He feels that the space would benefit more as a residential unit.

The second and third levels are currently residential as well.

The parking requirements are decreased with the change of use. There are three spaces available to the rear of the building.

There are no exterior renovations proposed with this application.

Jane Wesby made a motion to grant the Use Variance and the Site Plan Waiver. Scott Consoli seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Pat Pittore was recused from voting. MOTION CARRIED.

GENERAL BUSINESS

Emily Goldman discussed with the Board the restaurant expansion at the Lambertville House. The Lambertville Zoning Officer approved a zoning permit for the expansion without having the knowledge of the existing resolutions stating that any expansion needs to be heard by a Board for approval.

At this point, the zoning permit approval stands and the property owners are not required to appear before the Zoning Board of Adjustment at this time.


PAYMENT OF BILLS

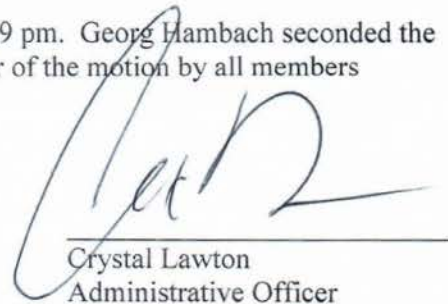
Georg Hambach made a motion to pay bills, so long as funding was available. Jane Wesby seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Fred Eisinger made a motion to adjourn the meeting at 11:09 pm. Georg Hambach 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