

# MONGELLI LAW GROUP

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RICHARD MONGELLI, ESQ.  
DANIELLE M. DIODATO, ESQ.

May 27, 2020

VIA HAND DELIVERY  
Lambertville Planning Board  
Attention: Crystal Lawton, Planning Board Secretary  
18 York Street  
Lambertville, New Jersey 08530

Re: 26 South Main Street/Conditional Use Application

Dear Crystal:

In connection with the above matter, I enclose the following:

1. Check for additional Application Fee for Site Plan Waiver (\$50) and Escrow Fee (\$500);
2. Application (15);
3. Proposed floor plans (15) and parking plan (15);
4. Certification of Tax Assessor;
5. Certification of Mailing to Board Professionals;
6. Property Survey (5);
7. Deed (1);
8. Parking Agreement (5).
9. Hunterdon County Planning Board Application;
10. DRCC Application;
11. HPC Application;
12. Flood Hazard Determination showing property outside of flood zone (5);
13. Checklist (5);
14. Will serve letters from JCPL and MUA; Suez and Elizabethtown requests still outstanding and we request a temporary waiver;
15. 200 Foot List.

Thank you.

Sincerely,

  
Richard Mongelli

City of Lambertville  
 18 York Street, Lambertville NJ 08530  
 Phone: (609) 397-0803 ~ Fax: (609) 397-2203  
 Email: [construction@lambertvilleni.org](mailto:construction@lambertvilleni.org)

**Planning & Board of Adjustment Application**

Application Date: May 22, 2020 Block: 1046 Lot: 5  
 Fees Paid: Application: \$ 50 Ck #: \_\_\_\_\_  
 Escrow: \$ 600 Ck #: \_\_\_\_\_  
 Application Address: 26 S. Main Street

<u>APPLICATION TYPE:</u>	<u>FEE</u>	<u>ESCROW</u>
<input type="checkbox"/> Appeal	\$ _____	_____
<input type="checkbox"/> Request for Zoning Interpretation	_____	_____
<input type="checkbox"/> Hardship / Bulk Variance	_____	_____
<input checked="" type="checkbox"/> Use Variance	<u>1500</u>	<u>2000</u>
<input checked="" type="checkbox"/> Conditional Use Permit	<u>400</u>	<u>1000</u>
<input type="checkbox"/> Conceptual Review	_____	_____
<input type="checkbox"/> Minor Subdivision	_____	_____
(Total # of Lots _____)		
<input type="checkbox"/> Preliminary Site Plan	_____	_____
(_____ S.F. Improvements)		
<input type="checkbox"/> Preliminary Major Subdivision	_____	_____
(Total # of Lots _____)		
<input type="checkbox"/> Final Site Plan	_____	_____
(_____ S.F. Improvements)		
<input type="checkbox"/> Final Major Subdivision	_____	_____
(Total # of Lots _____)		
<input type="checkbox"/> General Development Plan	_____	_____
<input type="checkbox"/> Re-Submittal	_____	_____
<input checked="" type="checkbox"/> Other: <u>site plan waiver</u>	<u>50</u>	<u>500</u>
<b>Total Amount Paid:</b>	<u>1950</u>	<u>3500</u>

Planning Board meets the first Wednesday of every month at 7:00 pm  
 Zoning Board meets the last Thursday of every month at 7:30 pm  
 (Unless otherwise noticed)  
 Both meetings are held at the  
 Justice Complex, 25 South Union Street, Lambertville NJ 08530

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Planning & Board of Adjustment Application

Name of Owner: Laura Scully and Aissa Abed  
Address: 26 South Main Street  
Lambertville, NJ 08530  
Telephone: ( ) 609-439-9708 Email: ldscully@gmail.com

*I have reviewed this application & accompanying documentation & consent to filing of the same with the City of Lambertville Planning Board / Zoning Board*

Laura Scully  
*Aissa Abed*  
Owner's Signature

May 22, 2020  
Date

Name of Applicant (if different from owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Applicant's Signature

Name of Attorney: Richard Mongelli, Esq.  
Address: 21-2 Bridge Street  
Lambertville, NJ 08840  
Telephone: ( ) 732-261-0884 Email: rich@mongellilaw.com

Name of Engineer: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Name of Applicant's Agent: Richard Mongelli, Esq.  
Address: 21-2 Bridge Street  
Lambertville, NJ 08530  
Telephone: ( ) 732-261-0884 Email: rich@mongellilaw.com

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### Planning & Board of Adjustment Application

I do hereby appoint Richard Mongelli, Esq. to perform all duties as maybe required to

Agent's Name (please print)

Prosecute this application before the designated agencies & departments of the City. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by the City of Lambertville with regard to this matter.

Laura Scully Ams Abed

Applicant's Signature

3/22/20

Date

Laura Scully Ams Abed

Owners' Signature

3/22/20

Date

Property Information

Zoning District: R-2 Tax Map: Page: \_\_\_\_\_ Block 1046 Lot: 5

Present use of Property: single family home

Property Dimensions, etc.:

	Minimum	Actual	Proposed
Lot Area	<u>1875</u>	<u>1371</u>	<u>1371</u>
Lot Width at Street	<u>25</u>	<u>18.33</u>	<u>18.33</u>
Lot Width of Setback Line	<u>25</u>	<u>18.33</u>	<u>18.33</u>
Lot Depth	<u>          </u>	<u>74.83'</u>	<u>74.83'</u>
Front Setback	<u>0</u>	<u>0</u>	<u>0</u>
Left Side Setback	<u>0/5'</u>	<u>0</u>	<u>0</u>
Right Side Setback	<u>0/5"</u>	<u>0</u>	<u>0</u>
Rear Yard Setback	<u>15</u>	<u>26</u>	<u>26</u>
Maximum Bldg Height	<u>3/40'</u>	<u>3/35</u>	<u>3/35</u>
Structures, Blacktop & Other Coverage (SF)	<u>65%</u>	<u>76</u>	<u>76</u>
Lot Coverage %	<u>80%</u>	<u>76</u>	<u>76</u>

1. Is the property a corner lot?  
no
2. Date this Applicant acquired the property or an interest in the property:  
12/6/19

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Planning & Board of Adjustment Application

3. The Zone in which the property is located:  
R-2
4. Acreage of entire tract:  
.031
5. Is the property located:  
On a County Road?  Yes  No  
Within 200 feet of a Municipal Boundary?  Yes  No  
Located on a State Highway?  Yes  No
6. Are there any existing or proposed deed restrictions, easements, right of ways or other dedication? \_\_\_ Yes X No (if yes please attach a copy)
7. Has this property been subject of any prior approvals or denials by the Planning Board of Board of Adjustment? \_\_\_ Yes X No (if yes, please specify)

What special reasons support the granting of the variance, if applicable?  
To be provided at hearing with experts.

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Description of approval being requested:  
A conditional use approval with variances to allow an accessory, affordable three-bedroom apartment on the second and third floors. Applicant requires variances for condition 5 (requiring detached dwelling), condition 6 (apartment cannot exceed 900 square feet) and condition 7 (requires direct access to side or rear yard).

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Please list requests for waivers of submission of documents and the reasons therefore:  
Site plan waiver.

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