

HISTORIC PRESERVATION COMMISSION
CITY OF LAMBERTVILLE
REGULAR MEETING
7:30 PM, PHILLIP L. PITTORE JUSTICE CENTER, 25 SOUTH MAIN STREET
TUESDAY, MARCH 14, 2017
AGENDA

1. Statement of compliance with the Open Public Meetings Act: This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting was noticed in the Democrat and the Times; posting of the agenda on the bulletin board at City Hall, and the City's website at www.lambertvillenj.org, on Friday, March 10, 2017, and has remained continuously posted as the required notices under the Statute.
2. Roll Call.
3. Oath of Office: John Case
4. Approval of Minutes
 - a. January 10, 2017 Meeting Minutes.
5. Applications.
 - a. OLD BUSINESS
 - i. None
 - b. NEW BUSINESS
 - i. Callaway Henderson Sotheby's: 49 Bridge Street. Application is for digital sign approval.
 - ii. Ted & Gulsah Mazellan, Michael Burns Architects: 7 Lambert Lane. Application is for approval of second floor deck.
 - iii. John Ruddy: 64 Church Street. Application is for roof replacement.
 - iv. Kenneth & Catherine Leal, Hone Associates: 51 Lambert Lane. Application is for a second floor addition.
6. Correspondence.
7. Public Participation.
8. Adjournment.

M I C H A E L · B U R N S
A R C H I T E C T S

2 March 2017

City of Lambertville
Historic Preservation Commission
18 York Street
Lambertville, NJ 08530

Re: Proposed Deck Addition
7 Lambert Lane
Block 1033, Lot 6
Lambertville, NJ
Comm. No. 1710

Being Transmitted:

8	Copies	Completed Application
8	Sets	Architectural Drawings sheets 1 of 12 through 12 of 12, dated 28 February 2017 - Signed and sealed
8	Sets	Specifications dated 28 February 2017
1	Check	No. 9642 in the amount of \$50.00

Remarks: One electronic copy of the above has been forwarded to
historicpreservation@lambertville.org
For consideration at your 14 March 2017 meeting.

Signed



Michael Burns, RA, DD.
Principal Architect

Cc: Ted and Gulsah Mazellan w/encl. via email

21-2 Bridge Street, Lambertville, New Jersey 08530
Tel: 609 · 397 · 5508
Fax: 609 · 397 · 5504
www.MichaelBurnsArchitects.com

MICHAEL BURNS ARCHITECTS

21 Bridge Street
Lambertville, NJ 08530
(609) 397-5508

BANK OF AMERICA, NA
55-033/212

9642

3/2/2017

PAY TO THE
ORDER OF

City of Lambertville

\$ **50.00

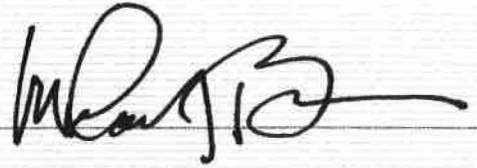
Fifty and 00/100*****

DOLLARS

City of Lambertville
18 York Street
Lambertville, NJ 08530

MEMO

1710 Mazellan



⑈009642⑈ ⑆021200339⑆ 000235000387⑈

Details on Back.

Initiate CheckLock™ Secure Check

City of Lambertville
Historic Preservation Commission

Application for Historic Preservation Review
Site Approval

Official Use Only:

Date Filed: 3/1/17 Fee Paid \$15⁰⁰

Meeting Date: 3/14/17

Complete this application legibly, using black or blue ink.

Location & Street Address: 7 Lambert Lane

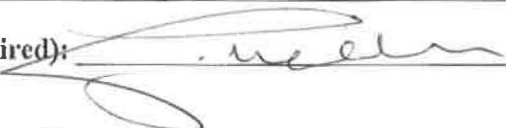
Block: 1033 Lot: 6 Zone: CBD

Owner of Property

Name: Ted and Gulsah Mazellan

Address: 183 Parsonage Hill Rd., Short Hills, NJ 07078

Telephone & Email: gulsahkuzakci@gmail.com

Owner's Signature (required): 

Applicant (If different from Owner) Same

Name: _____ Relationship to Owner: _____

Address: _____

Telephone & Email: _____

Applicant's Signature (required): _____

Attorney and/or other professional: (If applicable)

Name of Firm: Michael Burns Architects

Name of Professional: Michael Burns, RA., PP.

Address: 21-2 Bridge Street, Lambertville, NJ 08530

Telephone & Email: 609-397-5508 - michael@michaelburnsarchitects.com

TYPE OF SITE APPLICATION:
(PLEASE SELECT ONE)

☐ Site Plan -- All site plans must first be seen by the Planning Board.
Major ☐ Minor ☐

☐ Preservation Plan: _____

☐ Demolition: _____

☐ Other: _____

DESCRIPTION OF APPLICATION BY CATEGORY

A. Structure to be erected, relocated, enlarged, externally altered or reconstructed:

Construction of a new second floor deck on the roof of the room below.

B. Structure/Change of Use:

N/A

C. Land to be cleared or altered:

N/A

D. Land Change of Use:

N/A

E. Open parking area to be constructed, installed, enlarged, etc.: N/A

Explanations and additional comments:

See attached drawings, sheets 1 of 12 through 12 of 12, dated 28 February 2017.

SUPPLEMENTAL APPLICATIONS

Subdivision	Required <input type="checkbox"/>	Attached <input type="checkbox"/>
Site Plan Review	Required <input type="checkbox"/>	Attached <input type="checkbox"/>
Regional Planning Board	Required <input type="checkbox"/>	Attached <input type="checkbox"/>
Zoning Board Adjustment	Required <input type="checkbox"/>	Attached <input type="checkbox"/>

Note:

- A. Application for Preservation Plan Approval must be accompanied by such materials determined to be minimally sufficient to permit disposition of the applicant by the Historic Preservation Commission. They are to include the following, as applicable.
 - a. Roofing material(s): sample
 - b. Exterior light fixture(s): catalog cut outs
 - c. Scaled drawings of façade improvement(s)/change(s)
 - d. Landscape plan(s)
 - e. Lighting
 - f. Paving material(s)
 - g. Door and window replacement details
- B. Final Historic Preservation approval is conditional upon receipt of a photograph(s) of the completed development / improvements.
- c. Please provide sketch / plan below or attach extra sheet if applicable.

M I C H A E L . B U R N S

A R C H I T E C T S

NEW DECK
7 LAMBERT LANE
LAMBERTVILLE, NEW JERSEY
Comm: 1710



CLEINT:
TED & GULSAH MAZELLAN
7 LAMBERT LANE
LAMBERTVILLE, NEW JERSEY

PREPARED BY:
MICHAEL BURNS ARCHITECTS
21-2 BRIDGE STREET
LAMBERTVILLE, NEW JERSEY 08530

DATE OF PREPARATION:
28 FEBRUARY 2017

21-2 Bridge Street, Lambertville, New Jersey 08530

Tel: 609 · 397 · 5508

Fax: 609 · 397 · 5504

www.MichaelBurnsArchitects.com

Material Specifications & Sample Images

- Building Materials
 - Tigerwood Decking – by Advantage Lumber
 - Cast iron railings
 - Trim, smooth finish by Azek
 - Doors – Wood French Door with simulated divide lites and spacers by Marvin
Windows and Doors
 - Windows – Wood Ultimate Awning Series with simulated divide lites and spacers
by Marvin Windows and Doors
 - Gutter and Downspout – White Aluminum
 - Aluminum Spiral Stair – custom fabricated

Tigerwood Decking – by Advantage Lumber



GET FREE SHIPPING* PLUS RECEIVE AN EXTRA 10% OFF
ON HARDWOOD DECKING, SIDING & DECK ACCESSORIES

*\$1500 Minimum U.S. order. \$3000 Minimum Canadian order. Not to be combined with other offers. Not applicable to Deck Tiles, B-Grade Decking or sale, closeout or bundle special items.
Valid on Hardwood Decking, Hardwood Siding, & Deck Accessories. Valid only in the contiguous U.S. and select Canada Regions.

SPECIAL BARGAIN BUNDLES NOW AVAILABLE!
[Shop these one-time bundle specials »](#)

Tigerwood Decking Information

Everything you need to know about Tigerwood Decking.



TIGERWOOD DECKING SPECIFICATIONS

Advantage Tigerwood Decking Offers Long-Lasting Beauty & Durability



Discover More About Tigerwood Decking:

[Tigerwood Decking](#) | [Photos](#) | [Specs](#) | [Install Instructions](#) | [Price](#)

You Are Here

Tigerwood one of the finest quality woods available. Our Tigerwood Decking is responsibly harvested from managed forest to provide a truly renewable resource. There are many advantages to Tigerwood decking. Here are just a few...

- 30+ year lifespan without preservatives!
- Tigerwood is an exotic hardwood that is naturally resistant to rot and decay.
- Available pregrooved for use with Ipe Clip® hidden deck fasteners.
- Unique DARK streaks distinguish this wood from the competition.
- Will NOT attract mold and fungus like composites.
- NATURALLY slip-resistant, unlike slippery composites.

[Click here for the Tigerwood Decking online price list.](#)

Compare Tigerwood

Compare the available decking woods. Read the following comparison (durability, appearance), our Tigerwood Decking is clearly the superior deck

Welcome to
AdvantageLumber.com. Please
let me know if you have any
questions



We stock Tigerwood Decking boards up to 20 foot long!!!

Applying Advantage:

Tigerwood Decking



SPECIAL BARGAIN BUNDLES NOW AVAILABLE!
[Shop these one-time bundle specials »](#)

Appearance:

Light golden brown to reddish brown with irregular black and brown streaks.

Hardness:

1850 lbs.

Bending Strength:

19,285 psi

Decay Resistance:

Very durable and naturally resistant to decay and insects. Offers 30+ year lifespan.

Douglas Fir

Appearance:

A light reddish-brown wood with generally straight grain.

Hardness:

670 lbs.

Bending Strength:

12,400 psi

Decay Resistance:

Not naturally resistant to decay. Should be painted or stained to prevent decay.

Pressure Treated Pine

Appearance:

Very pronounced grain. Dusty yellow-green color due to chemical treatment of the wood.

Hardness:

690 lbs.

Bending Strength:

14,500 psi

Decay Resistance:

A chemical preservative, chromated copper arsenate is forced into the wood. Offering resistance to decay, but also potential health concerns.

California Redwood

Appearance:

Several grades available that vary considerably in appearance and quality. Usually straight grained with a fine, even texture. Color varies from cherry-red to dark reddish-brown.

Hardness:

420 lbs.

Bending Strength:

10,000 psi

Decay Resistance:

Premium grades are more durable than most woods in common use. Resistant to decay, but relatively soft and quick to weather. Treatment is recommended.

Western Cedar

Appearance:

Fresh cut, this wood appears a salmon pink color which turns a coffee brown over time. Species is generally straight grained.

Hardness:

580 lbs.

Bending Strength:

7,500 psi

Decay Resistance:

This softwood is more durable than most woods in common use. Resistant to decay, but relatively soft and quick to weather. Treatment is recommended.

Philippine Mahogany

Welcome to
 AdvantageLumber.com. Please
 let me know if you have any
 questions



**Hardness:**

700 JBS.

Bending Strength:

12,000 psi

Decay Resistance:

Only the dark red species are resistant to decay. Although more durable than cedar and redwood, it is still relatively soft compared to Ipe Decking.



SPECIAL BARGAIN BUNDLES NOW AVAILABLE!

[Shop these one-time bundle specials »](#)

Span Chart for Tigerwood Deck

Nominal Dimension	Finish Dimension	Joist Spacing
1x4	3/4" x 3 1/2"	16"
1x6	3/4" x 5 1/2"	16"
5/4x6	1" x 5 1/2"	24"
2x6	1 1/2" x 5 1/2"	32"

Note: Tigerwood is a very strong material. The joist spacing shown is very conservative and designed to pass most area building codes and to have nearly zero deflection under standard loads. The joist spacing shown is also valid if the decking is laid in a diagonal pattern to the joist. The spans shown are typically used even with heavy loads such as hot tubs.

Find Out More About Tigerwood Decking

Click [HERE](#) to go to the [Tigerwood Decking price list](#).

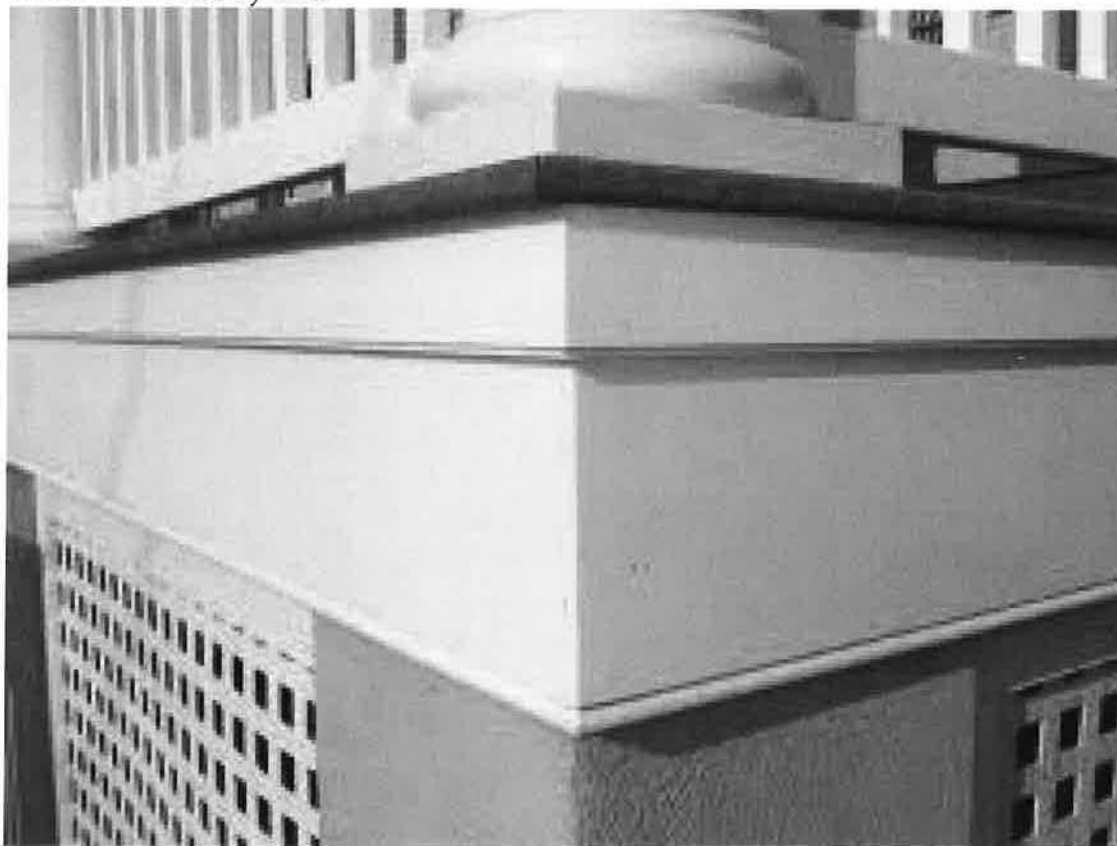
Welcome to
AdvantageLumber.com. Please
let me know if you have any
questions.



Cast Iron Railings – Match existing, modify to meet Building Code Requirements



Trim, Smooth Finish by Azek





AZEK TRIM | #1 BRAND OF TRIM

Offering the unequalled combination of Uniformity, Durability, Workability and Beauty, AZEK Trim looks and feels like real wood, yet requires low maintenance to provide lasting curb appeal.

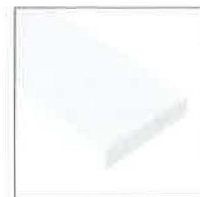
AZEK Trim products are available in many dimensions and sizes, most in both Traditional (smooth) and Frontier (rustic texture). With a building code listing (ESR-1074), AZEK Trim products can be worked similar to wood - even mitered, routed and turned on a lathe. For custom applications, AZEK Trim products can be laminated and heat formed to create curves. AZEK To Mill offers a true 1 1/4" profile that is perfect for fabrication and OEMs.

AZEK TRIM PRODUCTS

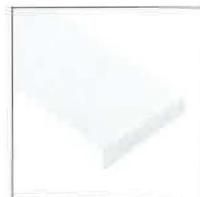
By thickness, width, and length

5/8 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
ACTUAL WIDTH	5/8 x 3 1/2"	•	•
	5/8 x 5 1/2"	•	•
	5/8 x 7 1/4"	•	•
	5/8 x 9 1/4"	•	•
	5/8 x 11 1/4"	•	•
	5/8 x 15 1/4"	•	•

4/4 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
NOMINAL WIDTH	1 x 2		•
	1 x 4	•	•
	1 x 5	•	•
	1 x 6	•	•
	1 x 8	•	•
	1 x 10	•	•
	1 x 12	•	•
	1 x 16	•	•



Trim - Traditional



Trim - Frontier



Finish Grade Trim



Universal Skirt Board





AZEK TRIM | #1 BRAND OF TRIM

Offering the unequalled combination of Uniformity, Durability, Workability and Beauty, AZEK Trim looks and feels like real wood, yet requires low maintenance to provide lasting curb appeal. Using traditional tools and fasteners,

5/4 TRIM Traditional & Frontier		LENGTHS		
		12'	18'	20'
NOMINAL WIDTH	5/4 x 4	•	•	•
	5/4 x 5	•	•	•
	5/4 x 6	•	•	•
	5/4 x 8	•	•	•
	5/4 x 10	•	•	•
	5/4 x 12	•	•	•
	5/4 x 16	•	•	•

SHEET Traditional Only		LENGTHS				
		8'	10'	12'	18'	20'
ACTUAL WIDTH	3/8" x 4'	•	•			
	1/2" x 4'	•	•			
	5/8" x 4'	•	•		•	
	3/4" x 4'	•	•	•	•	
	1" x 4'	•	•	•		•

6/4 TRIM Frontier Only		LENGTH
		20'
NOMINAL WIDTH	6/4 x 4	•
	6/4 x 6	•
	6/4 x 8	•
	6/4 x 10	•
	6/4 x 12	•

CORNERBOARD Traditional & Frontier		LENGTHS	
		10'	20'
NOMINAL WIDTH	5/4 x 4 x 4	•	•
	5/4 x 6 x 6	•	•
	6/4 x 4 x 4	•	
	6/4 x 6 x 6	•	

UNIVERSAL SKIRT BOARD Traditional & Frontier		LENGTH
		18'
NOMINAL WIDTH	5/4 x 6	•
	5/4 x 8	•
	5/4 x 10	•

5/4 RABBETED TRIM Traditional & Frontier		LENGTH
		18'
NOMINAL WIDTH	5/4 x 4	•
	5/4 x 6	•
	5/4 x 8	•

RABBETED CORNERBOARD Traditional & Frontier		LENGTHS	
		10'	20'
NOMINAL WIDTH	5/4 x 4 x 4	•	•
	5/4 x 6 x 6	•	•
	5/4 x 8 x 8 (Trad only)	•	•

BEADBOARD		LENGTH
		18'
ACTUAL WIDTH	5/8" x 3 1/2"	•
	1/2" x 5 1/2"	•

AZEK TO MILL (ATM)		LENGTHS	
		8'	18'
ACTUAL WIDTH	1 1/4" x 9 1/4"		•
	1 1/4" x 48"	•	

FINISH GRADE TRIM Traditional		LENGTH
		18'
NOMINAL WIDTH	6/4 x 4	•
	6/4 x 6	•
	3" x 3" Mitre Key Corner Reinforcement	

INTEGRATED DRIP EDGE Traditional & Frontier		LENGTH
		18'
NOMINAL WIDTH	5/4 x 4	•
	5/4 x 6	•

COLUMN WRAP Traditional		LENGTH
		10'
NOMINAL WIDTH	4 x 4	•
	6 x 6	•
	8 x 8	•

AZEK ADHESIVE	
BOTTLE SIZE	4 oz.
	8 oz.
	16 oz.
	32 oz.
	128 oz.
	5 gal.

Doors – Wood French Door with Simulated Divide Lites and Spaces by Marvin Windows and Doors



Windows – Wood Ultimate Awning Series with Simulated Divide Lites and Spaces by Marvin Windows and Doors





ULTIMATE SWINGING FRENCH DOOR

AN ELEGANT ENTRANCE

The Marvin® Ultimate Swinging French Door is a modern classic that will complement any space. The Ultimate Swinging French Door is unmatched in fit, finish, sizes and configuration. The sill is made of tough Ultrex® that resists warping, denting and fading over the years. So when the weather comes knocking, our performance-tested, energy-efficient doors keep the weather outside. And the concealed multi-point locking system means it stays out. Available with matching sidelites and transoms.

INSWING



OUTSWING



ARCH TOP





CASEMENT & AWNING WINDOWS

Marvin® Casements and Awnings are innovative, high-performing windows. Delivering exceptional versatility, streamlined sightlines and clean profiles, these state-of-the-art windows are designed to suit virtually any application.

ULTIMATE CASEMENT & REPLACEMENT CASEMENT

WINDOWS SO VERSATILE, THEY DEFY CONVENTION

The Ultimate Casement and Ultimate Replacement Casement Windows are the most versatile and innovative casement windows ever produced. Featuring concealed multi-point locks, a patented wash-mode and durable hardware that operates smoothly even at the largest sizes.



ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb offers design flexibility for new construction or full frame replacement.



ULTIMATE REPLACEMENT CASEMENT

The flush sash and narrow jamb make this window an easy choice for frame-in-frame replacement.



4 9/16" FULL JAMB



2 3/16" NARROW JAMB

JAMBS & PROFILES

The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Replacement Casement has a flush-to-frame sash.

WOOD SPECIES

DISCOVER A WIDE VARIETY OF BEAUTIFUL OPTIONS

Marvin® makes it easy to complement any project or design with an array of high-quality standard wood options, including Pine, Cherry, Douglas Fir, Mahogany, Vertical Grain Douglas Fir and White Oak. And if your project requires the one-of-a-kind look of an unusual wood species, Marvin offers many beautiful and unique options including Maple, Black Walnut and Western Red Cedar.

STAINED AND READY TO GO

Before a window or door is assembled, every piece of wood is put through our proprietary multi-step, integrated conditioning and staining process. As part of this process, the wood is conditioned, sanded and baked to provide a more ideal, lasting and beautiful finish. Staining and painting can be a tedious, time-consuming hassle. Ordering finishes that meet WDMA TM 14-09 standards direct from the factory is a great way to achieve beautiful, ready-to-install windows and doors without the mess, fumes, and time commitment.



HONEY



WHEAT



HAZELNUT



CABERNET



ESPRESSO



LEATHER



CLEAR COAT



PRIMED WOOD



PAINTED INTERIOR
FINISH - WHITE

* Stain colors shown on pine. To see more about finishes visit MarvinWindows.com.






Cherry




Douglas Fir



Mahogany



*Vertical Grain
Douglas Fir*




White Oak



Pine



Western Red Cedar



Black Walnut

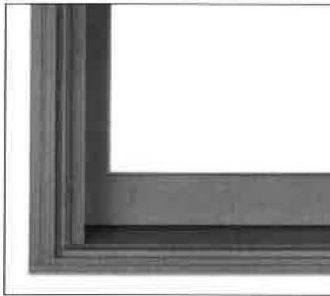


Maple

CASINGS & SUBSILLS

EXCEEDS SPECIFICATIONS AND EVERY EXPECTATION

Adding Marvin® clad or wood casings and subsills to your windows and doors provides great architectural detail to any home. Our clad casings are made of ultra-durable extruded aluminum, which features a beautiful factory applied finish that resists chalking, fading, pitting, corrosion and marring. Casing profiles are consistent around a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.



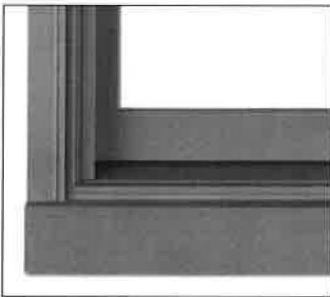
BRICK MOULD CASING
WITH A246 SUBSILL



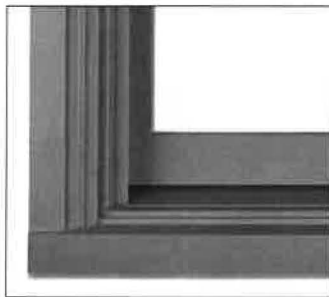
FLAT CASING
WITH A246 SUBSILL



COLUMBUS CASING
WITH A1450 SUBSILL



GRAYSON CASING
WITH A1451 SUBSILL



KINGSLEY CASING
WITH A1452 SUBSILL



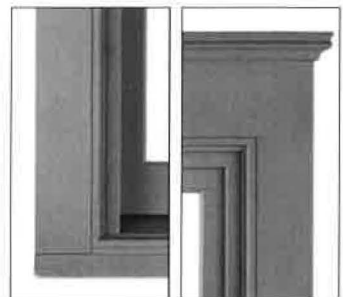
RIDGELAND CASING
WITH A1453 SUBSILL



STRATTON CASING
WITH A1453 SUBSILL



THORTON CASING
WITH A1450 SUBSILL



POTTER CASING
WITH A217 SUBSILL

DIVIDED LITES

FINISHING TOUCHES WITH THE MARVIN TOUCH

Marvin® offers a variety of ways to create the window pane patterns that you want. Choose Authentic Divided Lites for historic significance, Simulated Divided Lites for energy efficiency, or Grilles for easy maintenance. Fine detailing and craftsmanship comes standard.



SIMULATED DIVIDED LITE (SDL)

SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.



SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS)

SDL bars are combined with spacer bars installed between the glass, creating the feel of Authentic Divided Lites.



AUTHENTIC DIVIDED LITE (ADL)

Separate panes of glass are glazed between muntin bars – the way windows have been made since the beginning. (Available for wood units only.)



GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille is available with a two-tone option.



GRILLES

Solid wood Grilles on the interior offer the look of classic divided lites, but can be easily removed for cleaning.

GLASS & GLAZING

ENHANCE YOUR HOME'S ENERGY EFFICIENCY, BEAUTIFULLY

The thermal and structural properties of wood combined with the right glazing make Marvin® wood and wood clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.



INSULATING GLASS

Our standard glazing is Insulating Glass (IG) with Low E2 and argon gas. IG glass is double glazed and compared to a single glass pane, cuts heat loss significantly because of the insulating air space between the glass layers.



TRIPANE GLAZING

Tripane glazing provides enhanced energy performance. Available in products where glazing thickness can be wider than 3/4", Tripane features two coated panes of glass with a third pane between them. Marvin offers Tripane in a variety of Low E configurations for a range of solar heat gain control.

LOW E GLAZING OPTIONS

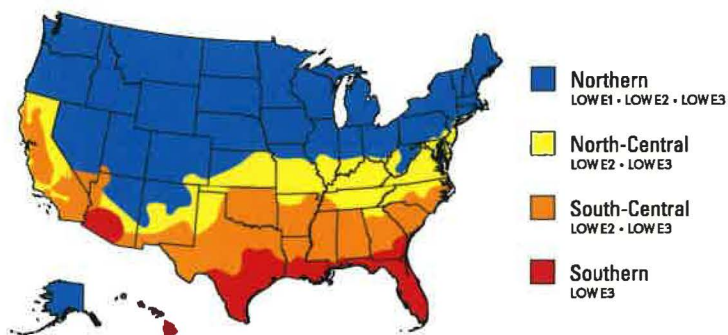


Low E coatings on the glass surface manage the amount of light and heat either conducted through a window or reflected away from it, reducing your home's need for energy-consuming climate control systems. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country. Marvin window and door products are available with Low E1, Low E2, or Low E3 glazing options to meet these requirements for any climate.

LOW E1 - A single layer of metallic coating blocks heat loss to the outside while allowing the highest levels of solar heat into a room.

LOW E2 - A double layer of metallic coating provides year round performance and comfort, with better protection against radiant heat transfer than Low E1.

LOW E3 - Three layers of metallic silver provides the lowest solar heat gain performance for warm, southern climates.



Aluminum Gutter and Downspout, White



Metal Spiral Stair – Aluminum, Black Finish, Custom Fabricated



City of Lambertville
Historic Preservation Commission

Application for Historic Preservation Review
Site Approval

Official Use Only:

Date Filed: _____ Fee Paid \$ 50⁰⁰

Meeting Date: 3/14/17

Complete this application legibly, using black or blue ink.

Location & Street Address: 51 Lambert Lane

Block: 1022 Lot: 16 Zone: CBD

Owner of Property

Name: Kenneth & Catherine Leal

Address: 31 Cedar Lake Rd Blairstown NJ 07825

Telephone & Email: 908 892 2922 catherineleal4@gmail.com

Owner's Signature (required): *[Signature]*

Applicant (If different from Owner)

Name: N/A Relatio

Address:

Telephone & Email:

Applicant's Signature (required):

Attorney and/or other professional: (If applicable)

Name of Firm: Hone & Associates, Architects

Name of Professional: Keith Hone

Address: 4 South Union Street Lambertville NJ 08530

Telephone & Email: (609) 391-3883 kth@hone.biz

8 copies
Historic Comm
- Historic App
- Planning Board App
- Proof of Prop Tax Paid
- Deed
- cert of ownership

TYPE OF SITE APPLICATION:
(PLEASE SELECT ONE)

☐ Site Plan -- All site plans must first be seen by the Planning Board.

Major ☐

Minor ☐

☐ Preservation Plan: _____

☐ Demolition: as req'd for Addition

☒ Other: Addition

DESCRIPTION OF APPLICATION BY CATEGORY

A. Structure to be erected, relocated, enlarged, externally altered or reconstructed:

Additions, renovation, alteration

B. Structure/Change of Use:

NA

C. Land to be cleared or altered:

NA

D. Land Change of Use:

NA

E. Open parking area to be constructed, installed, enlarged, etc.:

NA

Explanations and additional comments:

The existing house is an attached single-family residence. The owners intend to:
add a second floor bedroom/study above the existing kitchen and a third
floor bedroom/bathroom/closet above the proposed second floor bedroom
and existing bathroom; alterations as required to accommodate the
two new bedrooms; add air conditioning; replace siding on the West and
North elevations.

SUPPLEMENTAL APPLICATIONS

Subdivision	Required <input type="checkbox"/>	Attached <input type="checkbox"/>
Site Plan Review	Required <input type="checkbox"/>	Attached <input type="checkbox"/> <i>waiver requested</i>
Regional Planning Board	Required <input type="checkbox"/>	Attached <input type="checkbox"/>
Zoning Board Adjustment	Required <input type="checkbox"/>	Attached <input type="checkbox"/>

Note:

- A. Application for Preservation Plan Approval must be accompanied by such materials determined to be minimally sufficient to permit disposition of the applicant by the Historic Preservation Commission. They are to include the following, as applicable.
 - a. Roofing material(s): sample
 - b. Exterior light fixture(s): catalog cut outs
 - c. Scaled drawings of façade improvement(s)/change(s)
 - d. Landscape plan(s)
 - e. Lighting
 - f. Paving material(s)
 - g. Door and window replacement details
- B. Final Historic Preservation approval is conditional upon receipt of a photograph(s) of the completed development / improvements.
- c. Please provide sketch / plan below or attach extra sheet if applicable.

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

Planning & Board of Adjustment Application

Name of Owner: Menneth & Catherine Leal
Address: 51 Lambert Lane
Lambertville NJ 08530
Telephone: (609) 892-2922 Email: catherineleal4@gmail.com

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

Menneth Leal 3/4/17
Owner's Signature Date

Name of Applicant (if different from owner): NA

Address: _____

Telephone: () _____ Email: _____

Applicant's Signature

Name of Attorney: NA

Address: _____

Telephone: () _____ Email: _____

Name of Engineer: NA

Address: _____

Telephone: () _____ Email: _____

Name of Applicant's Agent: Keith Hone (Hone & Associates Architects)

Address: 4 South Union Street

Lambertville NJ 08530

Telephone: () 609 397-3883 Email: kh@hone.biz

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

City of Lambertville
18 York Street, Lambertville NJ 08530
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Email: construction@lambertvillenj.org

Planning & Board of Adjustment Application

3. The Zone in which the property is located:
Central Business District (CBD)
4. Acreage of entire tract:
.048
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 ☒ 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 ☒ No (if yes, please specify) ?
NONE TO OUR KNOWLEDGE

What special reasons support the granting of the variance, if applicable?

N/A

Description of approval being requested:

Site Plan Waiver

Owner intends to: add a second floor bedroom / study above the existing kitchen, a third floor bedroom / bathroom / closet above the proposed second floor bedroom and existing bathroom; alterations as required to accommodate the two new bedrooms; add air conditioning; replace siding on the North and West elevations.

Please list requests for waivers of submission of documents and the reasons therefore:

None

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Planning & Board of Adjustment Application

Application Date: 3/6/17 Block: 1022 Lot: 16
Fees Paid: Application: \$ 50 Ck #: 10139
Escrow: \$ _____ Ck #: _____
Application Address: 51 Lambert Lane, Lambertville, NJ 08530

APPLICATION TYPE:

	<u>FEE</u>	<u>ESCROW</u>
____ Appeal	\$ _____	_____
____ Request for Zoning Interpretation	_____	_____
____ Hardship / Bulk Variance	_____	_____
____ Use Variance	_____	_____
____ Conditional Use Permit	_____	_____
____ Conceptual Review	_____	_____
____ Minor Subdivision	_____	_____
(Total # of Lots _____)		
____ Preliminary Site Plan	_____	_____
(_____ S.F. Improvements)		
____ Preliminary Major Subdivision	_____	_____
(Total # of Lots _____)		
____ Final Site Plan	_____	_____
(_____ S.F. Improvements)		
____ Final Major Subdivision	_____	_____
(Total # of Lots _____)		
____ General Development Plan	_____	_____
____ Re-Submittal	_____	_____
✓ Other: <u>Owner</u>	<u>\$50-</u>	<u>0</u>
Total Amount Paid:	<u>\$50-</u>	_____

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Planning & Board of Adjustment Application

I do hereby appoint W/A 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.

Applicant's Signature

Date

Owners' Signature

Date

Property Information

Zoning District: CBD Tax Map: Page: _____ Block 1022 Lot: 16

Present use of Property: single family residence

Property Dimensions, etc.:

	Minimum	Actual	Proposed
Lot Area	<u>1,000 sf</u>	<u>2,080</u>	<u>No change</u>
Lot Width at Street	<u>14'</u>	<u>18.7'</u>	<u>No change</u>
Lot Width of Setback Line	_____	_____	<u>No change</u>
Lot Depth	_____	<u>115'</u>	<u>No change</u>
Front Setback	<u>0'</u>	<u>5.2' Porch 10.8' wall</u>	<u>No change</u>
Left Side Setback (South)	<u>0'</u>	<u>0'</u>	<u>No change</u>
Right Side Setback (North)	<u>0'</u>	<u>21.5'</u>	<u>No change</u>
Rear Yard Setback	<u>10'</u>	<u>51'</u>	<u>No change</u>
Maximum Bldg Height	<u>40'</u>	<u>21'-2 1/2"</u>	<u>28'-0 1/4"</u>
Structures, Blacktop & Other	_____	<u>1278 sf</u>	<u>No change</u>
Coverage (SF)	_____	_____	_____
Lot Coverage %	<u>80%</u>	<u>61%</u>	<u>No change</u>

1. Is the property a corner lot?

No

2. Date this Applicant acquired the property or an interest in the property:

5/11/16

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(Unless otherwise noticed)

Both meetings are held at the

Justice Complex, 25 South Union Street, Lambertville NJ 08530

City of Lambertville
18 York Street
Lambertville, NJ 08530

Certification of Property Tax Status

Block 1022

Lot 16

Address 51 Lambert Lane

Owner's Name Kenneth & Catherine Neal

I hereby certify that the property taxes on the above referenced property are paid in full through the 1st quarter of with the following exceptions:

(Any amounts due above may be subject to additional interest, costs and or penalties. Payoff figures may be obtained from the Tax Collector's office).



Cynthia A. McBride

Tax Collector

Dated 2/28/17

Note: This certification is not an official tax search. The information contained herein should not be considered reliable except to the extent that it represents a good faith estimate of the status of real estate taxes in the city of Lambertville on the referenced property. This document is made for the sole use of conducting official business with a New Jersey state, county or local government agency or related board. Any other use shall make this certification void.

E
Tax Account Maintenance
- □

Add
 Edit
 Close
 Delete
 Previous
 Next
 Detail
 Letter

Block: 1022
Lot: 16
Qualifier:
Owner: LEAL, KENNETH A CATER, NEIL
Prop Loc: 51 LAMBERT LANE

Notes Exist

Tax Bill
 PTR Form
Restricted Edit

General		Assessed Value		Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed			Principal Balance	Interest	Total Balance		
2017	2		1,758.38			1,758.38	.00	1,758.38		
2017	1		1,758.38			.00	.00	.00		
2017		Total	3,516.76			1,758.38	.00	1,758.38		
2016	4		1,748.35			.00	.00	.00		
2016	3		1,748.36			.00	.00	.00		
2016	2		1,768.40			.00	.00	.00		

Other Delinquent Balances: .00 Interest Date: 02/28/17 Interest Date Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/19/2017

TOTAL TAX BALANCE DUE

Principal: .00
Penalty: .00

Misc. Charges: .00
Interest: .00
Total: .00

* Indicates Adjusted Billing in a Tax Quarter.

DEED - BARGAIN AND SALE
(Covenants as to Grantor's Acts) Ind. to Ind. or Corp.

Prepared by:

ROBERT F. CASEY, ESQUIRE

Deed

THIS DEED is made on May 11, 2016
and delivered on May 1st, 2016,

BETWEEN RYAN P. McCORMACK

whose address is 55 North First Street, Brooklyn, New York 11249,

referred to as "Grantor,"

AND KENNETH W. LEAL and CATHERINE W. LEAL, husband and wife,

whose address is about to be 51 Lambert Lane, Lambertville, New Jersey 08530,

referred to as "Grantee."

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 (\$375,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1). Municipality of Lambertville City.
Block No. 1022, Lot No. 16

PROPERTY. The property consists of the land and all of the buildings and structures on the land in the City of Lambertville, County of Hunterdon and State of New Jersey. The legal description is attached hereto as Schedule "A."

BEING commonly known as 51 Lambert Lane, Lambertville, New Jersey 08530.

BEING the same lands and premises conveyed to the Grantors herein by Deed from Dorothy

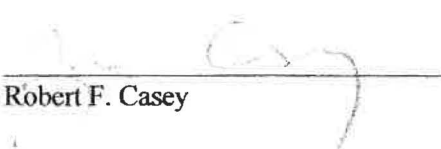
Robert F. Casey
5/11/16

Johnson, Executrix of the Estate of William LaRue, deceased, dated October 4, 2006, which instrument was recorded in the office of the Clerk of Hunterdon County on October 12, 2006 in Deed Book 2168, Page 207&c.

SUBJECT to operative covenants, restrictions and conditions of record, which are not re-imposed hereby.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.


Robert F. Casey


RYAN P. McCORMACK

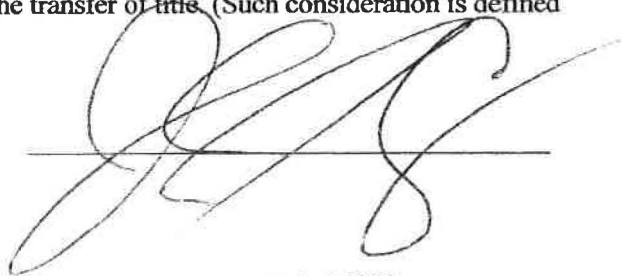
STATE OF NEW YORK

COUNTY OF New York

} ss.

I CERTIFY that on May 11, 2016, **RYAN P. McCORMACK**, personally came before me and acknowledged under oath to my satisfaction that this person (or if more than one, each person): (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his or her act and deed; and (c) made this Deed for \$375,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

RECORD AND RETURN TO:
JONATHAN R. LEDERER, ESQUIRE
15 Engle Street, #100B
Englewood, NJ 07036


JOHN J. CAREY
No. 01CA622985
Notary Public, State of New York
Qualified in Queens County
Certificate filed in New York County
My Commission Expires 07/31/20 **28**

SCHEDULE "A"

ALL that certain lot, parcel or tract of land, situate and lying in the City of Lambertville, County of Hunterdon, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the Westerly line of Lambert Lane distant fifty four and twenty two hundredths feet (54.22) Southeasterly along Lambert Lane from the Northerly terminus of Lambert Lane and running thence;

- (1) South 5 degrees 30 minutes East, along Lambert Lane, eighteen and seventeen hundredths feet (18.17) to a point thence;
- (2) South 84 degrees 30 minutes West, along Lot 15 and through a partition wall, one hundred fifteen feet more or less (115+/-) to the low water mark on Island Creek thence;
- (3) Northerly, along Island Creek, eighteen and seventeen hundredths feet (18.17) to a point thence;
- (4) North 84 degrees 30 minutes East, along Lot 17, one hundred fifteen feet more or less (115+/-) to the point and place of BEGINNING.

Being further described in accordance with a survey prepared by Donald P. Sweeney, P.L.S., for Louis Lehman, P.A., dated 05/11/2016, as follows:

Beginning at a point in the westerly line of Lambert Lane, opposite the middle of a 2 foot 8 inch alley, distant fifty four and twenty two hundredths (54.22) feet southerly along Lambert Lane from the northerly terminus of Lambert Lane and running thence:

- (1) South 5 degrees 30 minutes East, along Lambert Lane, eighteen and seventeen hundredths (18.17) feet to a point opposite a three foot alley that runs under and between the brick house of the hereby conveyed lot and the brick house on the adjoining lot to the south thence
- (2) South 84 degrees 30 minutes West, along lot 15 through the aforementioned alley and beyond, one hundred fifteen more or less (115+/-) feet to the low water mark of Island Creek thence
- (3) Northerly, along the low water mark of Island Creek, eighteen and seventeen hundredths (18.17) feet to a point thence
- (4) North 84 degrees 30 minutes East, along lot 17, one hundred fifteen more or less (115+/-) feet to the point and place of beginning.

Together with rights as set forth under Access and Parking Easement, recorded in Deed Book 1145, Page 549.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 16 in Block 1022 on the City of Lambertville Tax Map.

Kenneth & Catherine Leal

51 Lambert Lane

Lambertville, NJ 08530

March 6, 2017


City of Lambertville

18 York Street

Lambertville, NJ 08530

To Whom It May Concern:

This letter is to certify that we, Kenneth and Catherine Leal, are the owners of the property Block 1022 Lot 16, 51 Lambert Lane, Lambertville, NJ. We consent to the filing of this application for a house addition.


Kenneth Leal


Catherine Leal


Date

KENNETH W. LEAL, D.V.M. 1-89
CATHERINE W. LEAL
31 CEDAR LAKE RD. PH. 908-362-5277
BLAIRSTOWN, NJ 07825

55-459-212

10141

Date 3/7/17

Pay to the order of City of Lambertville
Fifty and ^{xx}100

\$ 50 ^{xx}/₁₀₀

Dollars



Security Features
See Back

FIRST HOPE BANK
WORLD-CLASS SERVICE, CLOSE TO HOME
FIRSTHOPE.COM/800-884-2369

For Historic Committee

Catherine Leal

MP

⑆02⑆204597⑆050 191 3⑆0141

City of Lambertville
Historic Preservation Commission

Application for Historic Preservation Review
Site Approval

3/1/17
No
check
Ⓟ

Official Use Only:

Date Filed: _____ Fee Paid _____

Meeting Date: _____

Complete this application legibly, using black or blue ink.

Location & Street Address: 64 Church St

Block: 1077 Lot: 12 Zone: _____

Owner of Property

Name: John Ruddy

Address: 64 Church St

Telephone & Email: 732-682-0114

Owner's Signature (required): John Ruddy

Applicant (If different from Owner)

Name: Joseph D'Annunzio / D'Annunzio, Robert Relationship to Owner: _____

Address: 167 County Rd. 513 Frenchtown NJ, 08825

Telephone & Email: 908-892-2465 d'annunzio@ynhoo.com

Applicant's Signature (required): Joseph D'Annunzio

Attorney and/or other professional: (If applicable)

Name of Firm: _____

Name of Professional: _____

Address: _____

Telephone & Email: _____

TYPE OF SITE APPLICATION:
(PLEASE SELECT ONE)

☐ Site Plan -- All site plans must first be seen by the Planning Board.
Major ☐ Minor ☐

☐ Preservation Plan: _____

☐ Demolition: _____

☐ Other: _____

DESCRIPTION OF APPLICATION BY CATEGORY

A. Structure to be erected, relocated, enlarged, externally altered or reconstructed:

Replace roof in kind

B. Structure/Change of Use:

C. Land to be cleared or altered:

D. Land Change of Use:

E. Open parking area to be constructed, installed, enlarged, etc.: _____

Explanations and additional comments:

*Replacing roof with same color and style
of shingles currently installed*

SUPPLEMENTAL APPLICATIONS

Subdivision	Required <input type="checkbox"/>	Attached <input type="checkbox"/>
Site Plan Review	Required <input type="checkbox"/>	Attached <input type="checkbox"/>
Regional Planning Board	Required <input type="checkbox"/>	Attached <input type="checkbox"/>
Zoning Board Adjustment	Required <input type="checkbox"/>	Attached <input type="checkbox"/>

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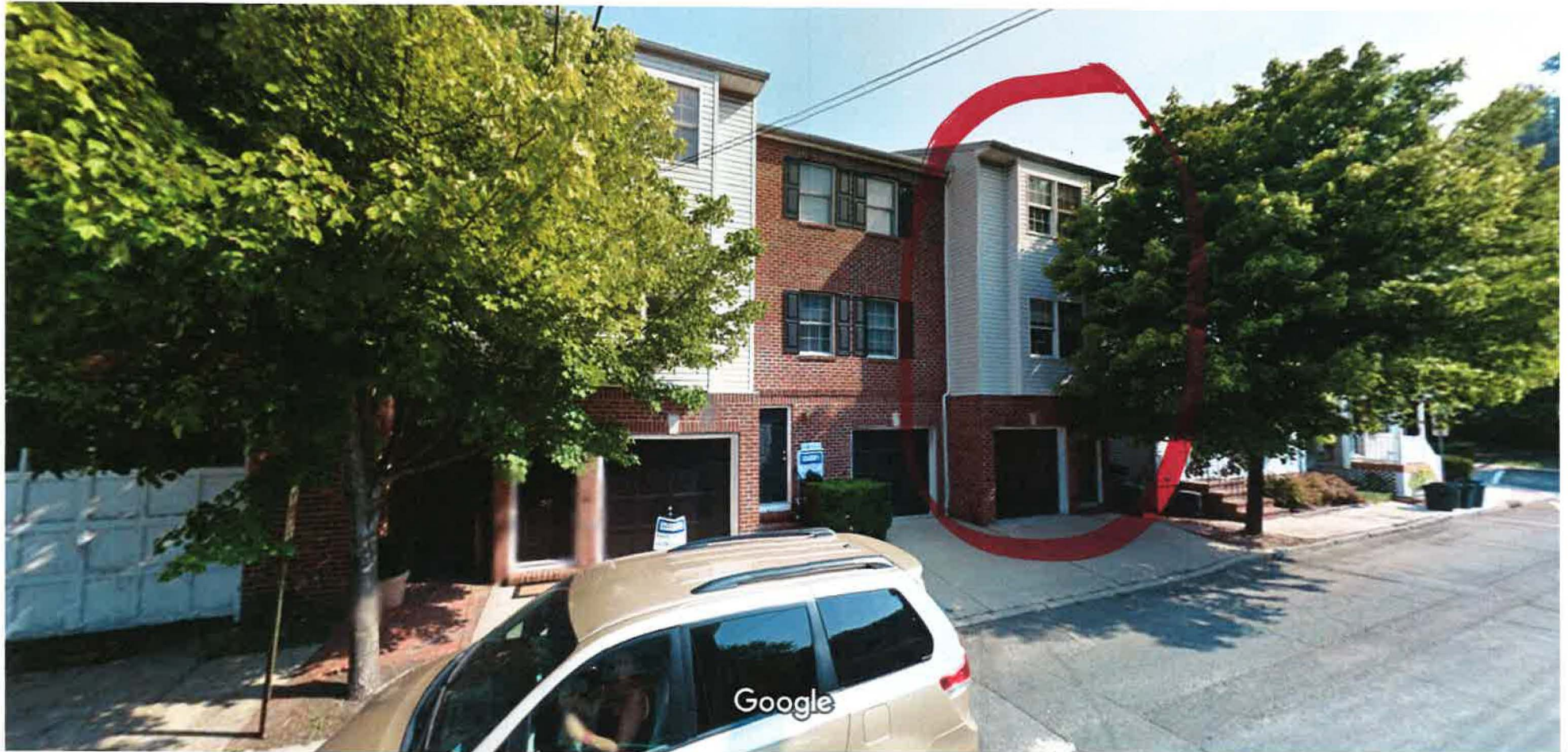
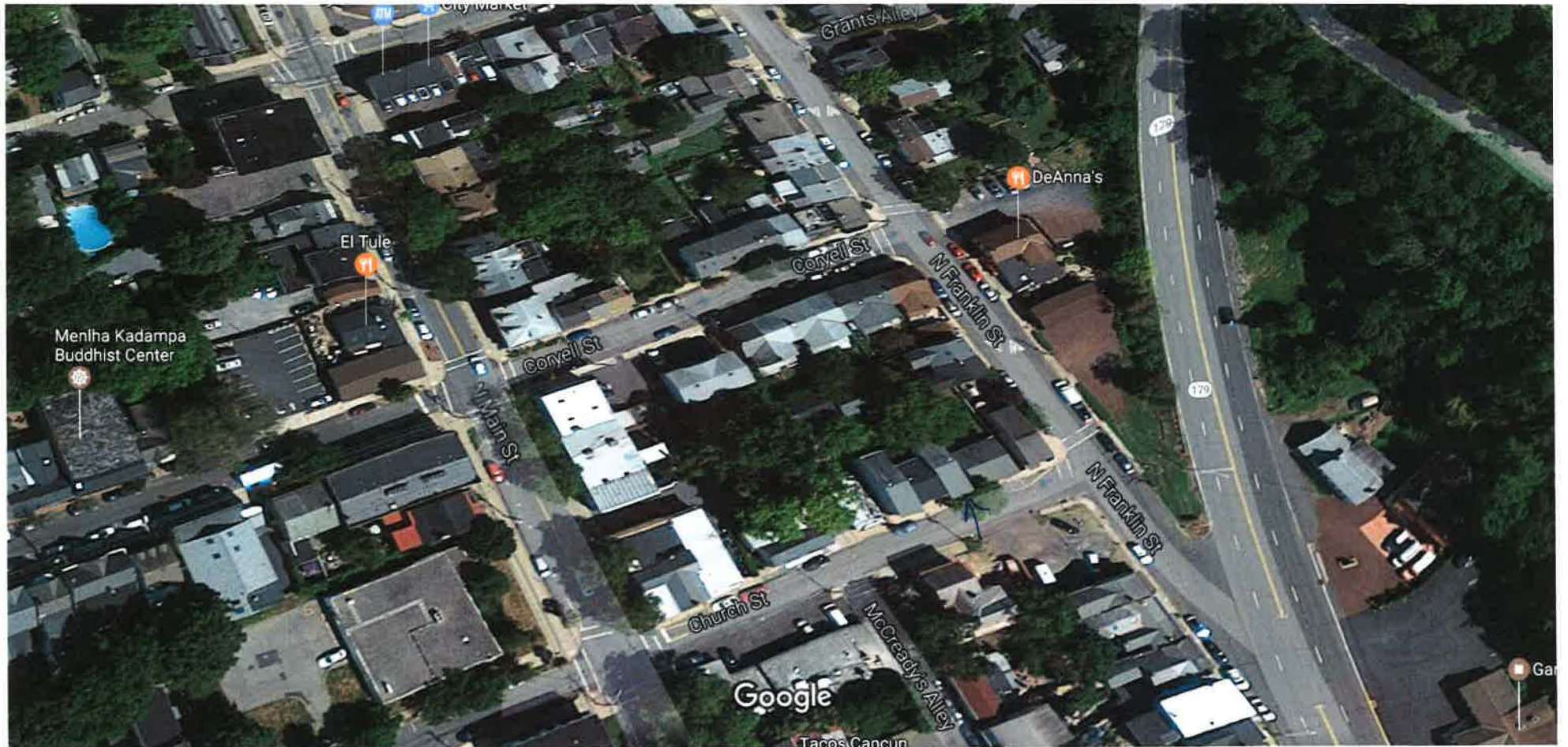


Image capture: Jul 2011 © 2017 Google

Lambertville, New Jersey

Street View - Jul 2011



Dannucci Roofing Co., Inc.

Locally family owned and operated for over 40 years!

167 County Rd. 513
Frenchtown, NJ 08825
Phone (908) 996-6462 Fax (888) 317-4120

Submitted to:

John Ruddy
64 Church St
Lambertville, NJ 08530
732-682-0114

DATE February 28, 2017
Quotation #
Job Name
Job Address

Proposal prepared by:
Joseph Dannucci
Cell (908) 892-2465

Joseph Dannucci

Lic# NJ13VH02846500, PA043822

Description		AMOUNT
Roof Replacement		\$ -
Remove all existing roofing. Tarp grounds and house as needed.		-
Install GAF Ice and Water Shield (as per building code) along all eaves and in all valleys		
Install GAF Tiger Paw Synthetic Roof Underlayment on all exposed roof decking		
Replace all plumbing ventilation pipe flanges		
Install GAF Pro Start starter shingles on perimeter of roof edge		
Install GAF Timberline HD Lifetime Shingles with Stain Guard (6 nails per, 130 mph warranty)		Charcoal color
Install GAF Cobra Ridge Vent on all main ridges		
Install GAF Seal-A-Ridge Cap Shingles on all hips and ridges		
Clean up and remove all job debris. Run 3' magnet over grounds to pick up nails.		
Supply any permits required (costs to be added once obtained)		
10yr Craftsmanship and 50yr GAF Certified Installer Weather Stopper Plus Warranty		
Deposit	\$ 500.00	Job Initiation \$ -
TOTAL		
Upon Completion	\$ 2,700.00	Proposal valid for 30 days \$ 3,200.00

Acceptance Of Proposal Block: _____ Lot: _____ Color: _____ Township: _____

Signature _____ Date _____

THANK YOU FOR THE OPORTUNITY TO EARN YOUR BUSINESS!

