

**PLANNING BOARD
CITY OF LAMBERTVILLE
RE-ORGANIZATION & REGULAR MEETING MINUTES
Wednesday, January 2, 2013**

The meeting was called to order by William Shurts, at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Tim Korzun, Jackie Middleton, Steve Stegman, John Miller, Mayor David DelVecchio and Ken Rogers. Derek Roseman left after being sworn in by Mr. Shurts.

Absent: Paul Kuhl, David Morgan, Derek Roseman, Erin Keyes, and Gina Fischetti.

Also Present: Attorney William Shurts.

APPROVAL OF MINUTES

John Miller made a motion to approve the December 5, 2012 meeting minutes as submitted. Jackie Middleton seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Ayes: T. Korzun, J. Middleton, S. Stegman, J. Miller, D. DelVecchio, K. Rogers

Nay:

Abstained:

Recused:

APPROVAL OF 2013 MEETING SCHEDULE AND OFFICIAL NEWSPAPERS

The November 2013 meeting date has been changed to Wednesday November 14, 2013 at 7:00 pm.

The official newspaper for the City of Lambertville Planning Board is the Beacon. The two alternate newspapers are the Democrat and the Trentonian.

Jackie Middleton made a motion to approve the 2013 meeting schedule for the Planning Board, as attached to these minutes. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Ayes: T. Korzun, J. Middleton, S. Stegman, J. Miller, D. DelVecchio, K. Rogers

Nay:

Abstained:

Recused

ELECTION OF CHAIRPERSON

Motion to Open the Nomination for Chairperson:

John Miller made a motion to open the nominations for Chairman for the Planning Board. Steve Stegman seconded the motion.

Motion to Nominate Chairperson:

John Miller made a motion to nominate Tim Korzun for Chairperson for the Planning Board for 2013. Jackie Middleton seconded the motion.

ELECTION OF VICE CHAIRPERSON

Motion to Open the Nominations for Vice Chairperson

John Miller made a motion to open the nominations Vice Chairperson for the Planning Board. Ken Rogers seconded the motion.

Motion to Nominate Vice Chairperson

Steve Stegman made a motion nominate Paul Kuhl for Vice Chairperson for the Planning Board for 2013. John Miller seconded the motion.

OATHS OF OFFICE

Mr. William Shurts swore in Steve Stegman and Ken Rogers.

INFORMAL

11 Bridge Street, Lambertville Station Expansion
Block 1043 Lot 2 (formally Nor Gas Propane Company)

The applicant, Danny Whitaker, was present at the meeting to discuss informally his plans for constructing "long term stay" suites.

Mr. Whitaker advised the Board members that the lending banks have stated that they would be more willing to lend the money for this project if the Board would approve apartments in place of the proposed long term stay suites.

The Board discussed their concerns with constructing apartment units in the City of Lambertville. Mr. Whitaker stated that they would propose higher end units. He stated that he does not want to rent to families, but rather a single person. Mr. Miller stated that he can not discriminate against families looking to rent the proposed apartments.

Mr. Korzun advised the applicant to submit copies of the original approval to the Board for review.

Mr. Korzun also stated that Conditional Uses may be an option for the applicant. An example he gave was that the first level is retail and the second story would be hotel and apartments.

Mr. Whitaker advised the Board that he envisions using the units as apartments until the long term living portion of the project takes off.

Mayor David DeVecchio asked what the entry roadway can handle should this project be approved. Mr. Whitaker stated that he could get that information to the Board.

Steve Stegman wants to see a more realistic number of units for the project.

Mr. Whitaker was asked to present the Board with a more detailed plan of the proposed apartments and details of the increased traffic flow that will be caused.

PAYMENT OF BILLS

Ken Rogers made a motion to pay the bills on the bills list when the funds become available. John Miller seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

PUBLIC PARTICIPATION


None

ADJOURNMENT

Steve Stegman made a motion to adjourn the meeting at 8:20 pm. John Miller seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

Respectfully submitted,



Tim Korzun
Chairman

Crystal Layton
Administrative Officer

