

**PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES**

Wednesday, May 1, 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, Paul Kuhl, Jackie Middleton, Steve Stegman, Dave Morgan, John Miller, Derek Roseman and Mayor DelVecchio,
Absent: Ken Rogers, Erin Keyes and Gina Fishetti.

Also Present: Attorney William Shurts, Engineer Bob Clerico and Planner Emily Goldman.

APPROVAL OF MINUTES

Paul Kuhl made a motion to approve the April 3, 2013 meeting minutes as submitted. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Ayes: Tim Korzun, Paul Kuhl, Steve Stegman, Dave Morgan and Mayor DelVecchio.
Nay:
Abstained: Jackie Middleton, John Miller and Derek Roseman.
Recused:

PUBLIC HEARING

**26 Perry Street – Minor Subdivision & Variance
Block 1011 Lot 10
Bill Barish**

Bill Barish, the owner of the property and also the applicant, was present at the meeting. Also present at the meeting was Mr. Barish's architect Ralph Finelli and engineer Eric Rupnarain.

Planning Board Vice Chairman recused himself from voting and took a seat in the audience.

The applicant does not have approval from the Lambertville Historic Preservation Commission for the demolition of the existing building. Therefore no action from the Board was taken at the May 1, 2013 meeting.

The applicant was advised to appear before Historic Preservation Commission and obtain a decision from them before presenting the changes or proposed plans for his project.

Mayor DelVecchio asked Mr. Shurts if the Planning Board had jurisdiction since the Historic Preservation Commission has not presented a decision. Mr. Shurts stated that the Planning Board does have jurisdiction to hear the applicant because it is an active application.

However, since a several of the neighbors were present for the public hearing, there was feedback from them and the Chairman allowed them to speak at the meeting.

Carolyn Fernandez of 31 Perry, stated that she was unclear as to why the application was even being discussed at this time because the property has not been condemned by the Construction Office.

She also stated that she felt that the Demolition Ordinance that is currently in place should be enforced by the Historic Preservation Commission since this is not an economic hardship for Mr. Barish.

Ms. Fernandez also stated that constructing a two family house on beautiful lot is not what the City of Lambertville needs. She feels that the only reason for the two family proposed plans is for the applicant to make money.

Ms. Fernandez feels very strongly that this decision for a two family home is very important and should not be rushed.

Jody Struve of 28 Perry Street stated that she felt that the application before the Board is a good thing since she lives directly next door to the property and she is able to have an opinion on the project.

She also stated that she is in favor of the current plan and does not see this historic nature of the structure as a priority at this time. She feels that the sooner the structure is renovated the better, since the current condition of the dwelling is an eyesore.

Lauren, of 213 North Union Street, is on the Board of the Lambertville Historic Society. She stated that a new structure on this property would disrupt the feel of the City and how the City is represented.

She also stated that renovating an existing historic house gives the other homes in Lambertville more value.

Mr. Shurts asked Mr. Barish if he consented to a one month extension. Mr. Barish agreed.

The next public hearing will take place on June 5, 2013 at 7:30 pm at the Justice Center. No further notices will be required.

INFORMAL:

3 Clinton Street – Block 1029 Lots 3 & 3.01

4 Lot Subdivision

Mayor DelVecchio recused himself since he resides within 200 feet of the property.

The applicant's attorney, Brad Lare, the applicant's engineer, Eric Rupnarain and Sean Resheatar, the applicant, were present at the meeting.

Sean Resheatar is part owner in the Construction Company Resheatar. They are custom home builders and have won several awards in the past.

From the audience, Mayor DelVecchio stated that he felt that the proposed four units were too many. He also suggested meeting with the Construction Official, Ken Rogers, to discuss past projects that were done in the same vicinity.

Mr. Rupnarain presented the Board with the proposed units and layout of each. Each unit will vary in size.

Mr. Steve Stegman stated that it looked as though the fourth unit, which is the smallest, was being pushed in just to accommodate the four lots the applicant is seeking.

The plans also show the units with garages on the first level. They presented an option of having a garage with an interior lift so that two cars could fit inside.

Jackie Middleton stated that she has worked on projects that have had garage lifts and she has found that those lifts often fail and are expensive to replace. Her concern was that should one fail in one of the units, the homeowner would not have the money to replace it and would therefore put one additional car on the street.

Derek Roseman also reminded the engineer that first floor garages are prohibited within the City of Lambertville according to the Master Plan.

Mr. Stegman asked if the applicant has given any thought to mirroring the project that was done five years ago. Mr. Resheatar stated that they were open to suggestions.

Tim Korzun suggested having windows on both the north and south sides of the dwellings.

Mr. Bob Clerico suggested that the applicant review the application from George Michaels project that is adjacent to the property. He also suggested that they take a look at the setback requirements for the utility company, he does not believe that the proposed plans meets the Utility Company's requirements.

Delaware and Raritan Canal Commission approval is also required. It is also possible that the State House Commission may need to grant approval for this project as well.

Historic Preservation Commission approval for the demolition of the existing garages is also required.

It was also determined that the applicant is going to require a licensed New Jersey attorney in order to proceed.

The applicant stated that he would take the suggestions of the Board members and professionals and will advise the Board on how they are going to proceed.

PAYMENT OF BILLS

Derek Roseman made a motion to pay the bills on the bills list so long as funding was 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 COMMENT

NONE

ADJOURNMENT

Paul Kuhl made a motion to adjourn the meeting at 8:56 pm. Derek Roseman 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 Lawton
Administrative Officer