

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, June 5, 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, Ken Rogers, Erin Keyes and Gina Fishetti.

Absent:

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

APPROVAL OF MINUTES

Paul Kuhl made a motion to approve the May 1, 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, Jackie Middleton, Steve Stegman, Dave Morgan, John Miller, Derek Roseman and Mayor DelVecchio.

Nay:

Abstained: Ken Rogers, Erin Keyes, Gina Fishetti.

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.

Eric Rupnarain advised the Board members that the Lambertville Historic Preservation Commission had approved the demolition of 26 Perry Street at its last meeting. Therefore, the Board can now hear testimony on this project.

Mr. Rupnarain stated that the property has an irregular shaped lot. The applicant is seeking a variance for the lot width and lot frontage to construct a new duplex dwelling.

They are also seeking a parking variance. The property has an existing driveway and a two-car garage, which will remain on the property. This will be utilized by the property owners of lot 10. However, lot 10.01 will have access to one-bay in the garage.

A driveway buffer to the rear of the property is proposed, however, the type of buffer has not yet been determined.

Each lot is proposed to be a different size in order to allow the driveway to maintain its existing width.

Mr. Korzun asked if the rear portion of the property near the garage would require cross easements. Mr. Rupnarain stated one will be needed in order for the owners of lot 10.01 to gain access to the garage. They will also need a cross easements for the utilities and the installation of the new drywell.

Following the last Planning Board meeting, the applicant met with the residents to discuss materials that will be used, the height of the structure and proposed roof pitch. Mr. Barish stated that he took some of the suggestions from the neighbors and incorporated that into his new plans. He also stated that the Lambertville Historic Preservation Commission agreed to a steeper roof pitch at their last meeting.

Ralph Finelli stated that the applicant has decided to remove the proposed shutters to simplify the window casing. He also stated that the proposed structure is similar to the house across the street from this property.

Mayor David DelVecchio stated that the applicant has three options, he could demolish the existing structure and build the proposed project, he could demolish the structure and rebuild a single family house or he could renovate the existing structure to its previous condition prior to the fire.

A resident asked Mr. Finelli why they are proposing a shared staircase. Mr. Finelli stated that it allows for more use of the front porches for each unit.

Steve Stegman asked about the proposed attics in each dwelling. Mr. Finelli stated that each unit will have pull down access.

Mr. Finelli advised the Board members that the proposed structure was designed one foot further away than the existing building.

Mr. Stegman stated that he would like to see the entrance doors centered to keep in rhythm with the rest of the homes on that street.

Mr. Finelli stated that the doors were designed that way to allow for additional closet space on the interior of the building. Mayor DelVecchio suggested that the applicant should allow the buyers to choose the location of the closets.

The Board members suggested that the applicant create an alternate parking plan and consider making changes based on suggestions of the Board members to the façade of the structure, including the location of the front doors for each unit.

Emily Goldman, the Board's Planner, stated that it is the applicant's responsibility to provide the burden of proof as to why the Board should consider granting this approval. She also stated that this is a self-created hardship and that there are other options for the use of the property that would not require a variance approval from the Zoning Board.

Tim Korzun stated that the applicant could ask the Board for a time extension so that he could consider some of the suggestions made at the meeting or the Board members could take a vote tonight based on what has been presented.

Mr. Barish advised the Board that he wished to carry the meeting to the July meeting. However, since Mr. Barish is unable to make the July 3, 2013 meeting and being that the meeting falls just before a holiday, the Board decided that the next meeting will be held on July 10, 2013 and that no further notices from the applicant would be required.

PAYMENT OF BILLS

Derek Roseman made a motion to pay the bills on the bills list so long as funding was available. Paul Kuhl seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

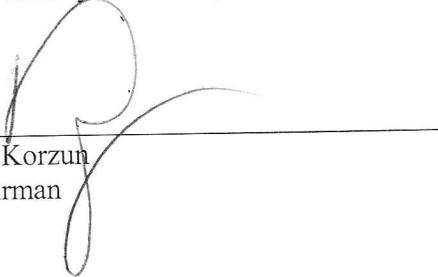
PUBLIC COMMENT

NONE

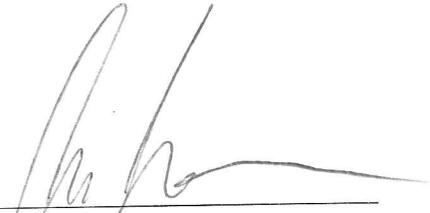
ADJOURNMENT

Ken Rogers made a motion to adjourn the meeting at 9:10 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 Lawton
Administrative Officer

