

**PLANNING BOARD  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES  
Wednesday, July 10, 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, Dave Morgan, Mayor DelVecchio, Ken Rogers, Erin Keyes. Gina Fishetti arrived at 7:13 pm.

Absent: John Miller and Derek Roseman

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

**APPROVAL OF MINUTES**

Dave Morgan made a motion to approve the June 5, 2013 meeting minutes as submitted. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

Ayes: Tim Korzun, Jackie Middleton, Steve Stegman, Dave Morgan, Mayor DelVecchio, Ken Rogers and Erin Keyes.

Nay:

Abstained:

Recused:

**PUBLIC HEARING – Continued**

**26 Perry Street – Minor Subdivision & Variance**

**Block 1011 Lot 10**

**Bill Barish**

Mr. Barish was before the Board again for revisions to exiting plans that he previously submitted to the Board. however, it was discovered by the Board Planner, that the new plans showed a new shed on the property for lot 10.01. This was not previously part of the application.

In adding this additional shed to the rear of the property, the applicant is in need of one more variance approval from the Board.

There will be a party wall between the proposed shed and existing garage.

Steve Stegman asked Mr. Finelli what changes were made to the façade of the structure, particularly the front doors. Mr. Finelli stated that the doors were originally nine feet apart and they have now made them five feet apart.

The front porch became a shared porch with no handrails.

Mr. Finelli stated that when attempting to relocate the doors to the center of the structure, both himself and the applicant felt that it looked too crowded.

Mr. Stegman stated that the new plans did not show the suggestions of the Board members to relocate the doors to the center. Mr. Barish stated that he did not think that was a requirement set by the Board at the last meeting.

It should be noted that the minutes from the June 5, 2013 meeting stated several times that it was suggested to the applicant to relocate the doors and return to the July meeting with revised plans.

Mr. Barish and his architect Mr. Finelli took some time to discuss the changes. A while later, Mr. Barish stated to the Board members that he would accommodate the suggestions from the Board and relocate the doors. However, he stated that he felt strongly about incorporating interior closets within each unit. That was he reasoning for not initially centering the doors.

The changes to the second story gables was satisfactory to the Board members. Gina Fishetti asked the exact height of the gables. Mr. Finelli stated that they were four feet nine inches and shorter than the first level.

Eric Rupnarain stated that they intend to stabilize the driveway with clean gravel and stone. They are not proposing to pave the driveway at this time.

Mr. Rupnarain also stated that the property owners of lot 10.01 does not have to access lot 10 to utilize shed.

Mr. Stegman asked if there was a turn-around area for the two car garage on lot 10. He also asked if there were other options so that the cars did not have to back out of the driveway if the turn-around was impossible.

Mr. Clerico stated that the property as it exists currently has twenty five feet from the rear of the house to the garage. The proposed plans will decrease that to fifteen feet from the rear of the property to the garage. He also stated that the access to the left bay will be difficult to access but possible.

Mr. Rupnarain stated that the turn-around is tight but his calculations for standard cars prove that it is possible and meets all requirements.

A letter was received from the neighbor at 28 Perry Street. In that letter addressed to the Board members and Professionals, Ms. Struve is asking that the Board require the applicant to install a fence on his property.

The letter goes on to state that the project will have a negative impact on the property value of her home and that the increased use of the driveway presents a safety hazard for her children.

It was suggested to Ms. Struve that she construct a fence on her own property. The Board cannot impose that hardship on the applicant. It was also noted that if Mr. Barish

wanted to construct a new single family structure on this property, he may not even need to be in front of this Board for approval.

Mr. Barish agreed to carry the meeting to the August 7, 2013 meeting and present the revised plans showing the relocation of the doors, as suggested by the members. No further notices will be required for this meeting.

MOTION: Dave Morgan made a motion to carry the application for 26 Perry Street to our August 7, 2013 meeting. Steve Stegman seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

**MOTION CARRIED.**

#### **PAYMENT OF BILLS**

Steve Stegman made a motion to pay bills. Jackie Middleton seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

**MOTION CARRIED.**

#### **PUBLIC COMMENT**


NONE

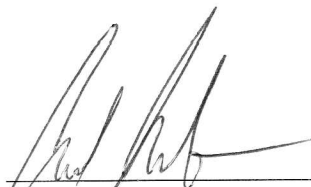
#### **ADJOURNMENT**

Jackie Middleton made a motion to adjourn the meeting at 8:45 pm. Dave Morgan seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

**MOTION CARRIED.**

Respectfully submitted,

  
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Vice Tim Korzun  
Chairman

  
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Crystal Lawton  
Administrative Officer

