

PLANNING BOARD  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES

Wednesday, July 2, 2014

The meeting was called to order by Bill 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, Steve Stegman, Dave Morgan, Derek Roseman and Ken Rogers. John Miller arrived at 7:07 pm.

Absent: Mayor DelVecchio, Gina Fischetti and Erin Keyes.

Also Present: Attorney William Shurts, Board Planner Emily Goldman and Robert Clerico.

APPROVAL OF MINUTES

Paul Kuhl made a motion to approve the June 4, 2014 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. Steve Stegman abstained from voting.

**MOTION CARRIED.**

COMPLETENESS

Major Subdivision  
Talbot Homes LLC – 80 Wilson Street  
Block 1054 Lots 6

Steve Gruenberg, the applicant's attorney, was present at the meeting. Mr. Gruenberg stated that revised plans have been submitted to the Board Professionals.

It was noted that a fourth floor, referenced as a "loft area" was on the revised set of plans that were submitted. The City Ordinance states that no building should be greater than forty feet in height or three stories.

The applicant may need a C Variance for this. Mr. Gruenberg stated that they he will review that portion of the plans with his client and if needed they will add the variance request to the public notice.

It was also suggested that approval from the Department of Transportation may be needed since a portion of the property is on the State Highway

Mr. Stegman suggested that the applicant reach out to the surrounding neighbors and discuss the project with them. He stated that past applications have done this and have had a successful outcome.

Mr. Clerico reviewed his completeness letter dated June 30, 2014 with the Board members and Mr. Gruenberg.

Mr. Clerico suggested granting temporary waivers for the following items:

- Item # 12 – Title Search
- Item # 13 – Approval from the Lambertville Historic Commission
- Item # 14 – New Tax lot numbers
- Item # 24 – “Will Serve” letter from the Water Company  
(“Will Serve” letter from the MLUA has been received)

Mr. Gruenberg was advised that he should make every attempt possible to obtain a “Will Serve” letter from the Water Company, as there may be water pressure issues that may need to be addressed.

**MOTION:**

Derek Roseman made a motion to deem this application complete with the temporary waivers as listed above. Paul Kuhl seconded the motion. A unanimous vote in favor of the motion was taken by all members present. A public hearing was scheduled for August 6, 2014.

**MOTION CARRIED.**

**AMENDMENT TO ORDINANCE # 2009-07**

Ordinance # 18-2014  
Development Fee COAH Changes

Ordinance # 18-2014 was introduced at the Council meeting on June 24, 2014.

The Board members and its professionals reviewed the revised ordinance as submitted by the City Clerk, Cindy Ege.

The Board members had no changes to the ordinance and therefore have approved it for a public hearing at the Council meeting on July 15, 2014,

**MOTION:**

Derek Roseman made a motion to approve Ordinance # 18-2014, as submitted. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

**MOTION CARRIED.**

There is an existing three-story residential building located on lot 9. There is also an access tower on this property. The tower provides access to the school on lot 5.

The applicant is proposing to adjustment the lot lines so that lot 6 would be the three-story dwelling only and lot 5 would maintain the existing school, the offices and the access tower.

Mr. Clerico stated that the easement located on the plans provided shows the easement going out onto the State Highway. He stated that the plans need to be modified.

The applicant may also require approval from the Department of Transportation for the depressed curb.

The existing access tower also connects to an additional building on a neighboring lot. This lot is not part of the application. Fisherman's Mark and the Church have a lease for the access.

It was suggested that a deed be filed with the County for the maintenance easement.

#### MOTION

Dave Morgan made a motion to grant the approval for the lot line adjustment with the following conditions: 1) Locate the utilities on the plans 2) Maintenance easement must be modified and 3) Tower location access. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Tim Korzun and Derek Roseman recused themselves from voting.

**MOTION CARRIED.**

#### DISCUSSION

Steve Stegman wanted to discuss the possibility of expanding the jurisdiction of the Lambertville Historic Commission to include all of the downtown properties.

An email will be sent to the Commission Chairman and to the Council members. This item will be put on the agenda for the August meeting.

#### PAYMENT OF BILLS

Derek Roseman made a motion to pay bills, so long as funding was available. Steve Stegman seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

**MOTION CARRIED.**

## COMPLETENESS

Lot Line Adjustment  
Fisherman's Mark – 89 North Main Street  
Block 1026 Lot's 5 & 6

Tim Korzun and Derek Roseman recused themselves from this application and took a seat in the audience.

In reference to Mr. Clerico's letter dated March 27, 2014 he suggested that the board grant a waiver for the following items:

Permanent Waivers:  
Item # 17e & 22 – Topographical information

Temporary Waivers:  
Item # 14 – Assignment of lot numbers

### MOTION FOR WAIVERS

Dave Morgan made a motion to grant the permanent and temporary waivers as listed above. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

**MOTION CARRIED.**

The applicant was before the Board at the June meeting, however, due to the lack of available members a formal vote on completeness could not be done. The Board took a formal vote at the July meeting.

### MOTION FOR COMPLETENESS

Steve Stegman made a motion to deem the application complete. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Tim Korzun and Derek Roseman recused themselves from voting.

**MOTION CARRIED.**

## PUBLIC HEARING

Lot Line Adjustment  
Fisherman's Mark - 89 North Main Street  
Block 1026 Lots 5 & 6

The application as presented does not require any variances for the proposed lot line adjustment.

PUBLIC COMMENT

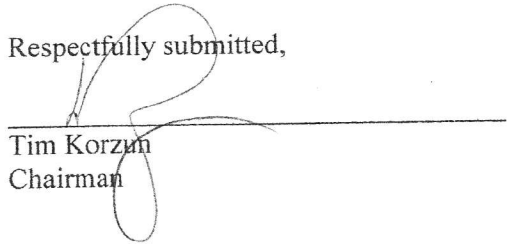
None

ADJOURNMENT

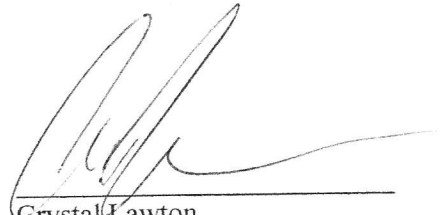
Steve Stegman made a motion to adjourn the meeting at 7:45 pm. Dave Morgan seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

**MOTION CARRIED.**

Respectfully submitted,



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Tim Korzun  
Chairman



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Crystal Lawton  
Administrative Officer