

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, August 6, 2014

The meeting was called to order by Bill Shurts, at 7:05 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, John Miller, Derek Roseman, Ken Rogers and Gina Fischetti

Absent: Mayor DelVecchio

Also Present: Attorney William Shurts, Board Planner Emily Goldman

Approval of Minutes

Paul Kuhl made a motion to approve the July 2, 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. Gina Fischetti abstained from voting.

MOTION CARRIED

Approval of Resolution # 3-2014

Fisherman's Mark
89 North Main Street
Block 1026 Lots 5 & 6
Minor Subdivision – Boundary Line Adjustment

The applicant must submit revised plans for the utility easement and also for the access easement. The applicant stated that they would be able to have the revised plans submitted within the next two weeks.

If there are any issues with the utilities, the applicant will be required to provide an additional means of access.

MOTION:

Paul Kuhl made a motion to approve the resolution with the condition that the applicant provides revised plans. Dave Morgan seconded the motion. A roll call vote was taken by all members present. Four Board members voted in favor of the motion. Steve Stegman voted against the motion. Tim Korzun, Derek Roseman and Gina Fischetti all abstained from voting.

MOTION CARRIED.

Public Hearing – Preliminary Site Plan & Major Subdivision

Talbot Homes
80 Wilson Street
Block 1054 Lot 6

The applicant had requested to be put on the agenda for a public hearing to be held on July 2, 2014 meeting. However, it was determined that while the applicant did notice the newspaper regarding the public hearing, they unfortunately noticed in the wrong newspaper.

In addition to noticing in the wrong newspaper, the location and time of the Planning Board meeting were also incorrect.

The applicant requested an adjournment until the September 3, 2014 Planning Board meeting.

MOTION:

Steve Stegman made a motion to grant the request for an adjournment and require the applicant to re-publish the notice with the correct information. The Board also requested that new certified mailings be sent to all property owners on the list provided by the City Clerk's Office. Derek Roseman seconded the motion. A unanimous vote in favor of the motion was taken by all members present. A public hearing was scheduled for September 3, 2014.

MOTION CARRIED.

Informal – Major Subdivision

ReAlliance, Inc.
Clinton Street
Block 1029 Lots 3 & 3.01

The applicant appeared before the Historical Commission with the plans as suggested by the Planning Board.

They also held their own informal meeting with the neighbors and have submitted the revised plans based on the suggestion of both the Historical Commission and the neighbors.

The revised plans consist of three townhomes with modified architecture and parking. The previous plan proposed four units.

Dave Morgan suggested locating the buildings further back on the property. This would eliminate the need for an exception for set-back requirements.

John Miller reminded the applicant to speak with the State regarding the existing wall that is located to the rear of the property.

Steve Stegman commended the applicant for considering the Board suggestions and also meeting with the neighbors prior to submitting a formal application.

Mr. Stegman asked if the project would create additional on-street parking. The applicant's architect stated that they could possibly increase the on-street parking.

The Board was satisfied with the applicant's revisions and intentions. The Board will put this application on the agenda for a completeness hearing once all documents have been submitted.

DISCUSSION

John Miller wanted to discuss the issue of tree trimming within the City of Lambertville.

JCP&L has recently been throughout the City trimming trees that pose a hazard due to the location of the wires.

Mr. Miller stated that the way the trees were trimmed was not done correctly. He also stated that the residents were not notified that trees were going to be pruned.

Emily Goldman stated that they did have meeting with Lester Myers, Derek Roseman, a member of the Shad Tree Commission and JCP&L. The Company doing the work, Treesmith, was apologetic for not noticing the residents prior to starting the work.

It was suggested that a member of the Shad Tree Commission be present at the time of the tree trimming. It was also suggested that an arborist be present as well.

An invitation to John Anderson to attend the next Council meeting will be extended.

PAYMENT OF BILLS

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

MOTION CARRIED.

PUBLIC COMMENT

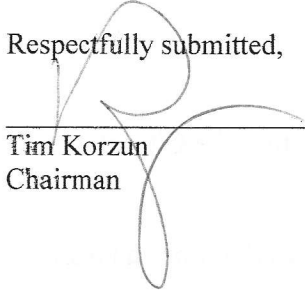
None

ADJOURNMENT

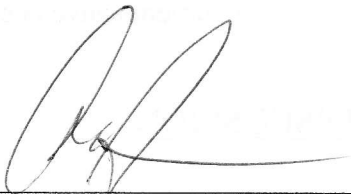
Paul Kuhl made a motion to adjourn the meeting at 8:37 pm. Dave Morgan seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

MOTION CARRIED.

Respectfully submitted,



Tim Korzun
Chairman



Crystal Lawton
Administrative Officer