

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, September 3, 2014

The meeting was called to order by Tim Korzun, 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, David DelVecchio, Steve Stegman, Dave Morgan and Ken Rogers.

Absent: John Miller, Derek Roseman and Gina Fischetti.

Also Present: Attorney William Shurts, Board Planner Emily Goldman and Pete McCabe, in for Robert Clerico.

Approval of Minutes

Steve Stegman made a motion to approve the August 6, 2014 meeting minutes, as submitted. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Mayor DelVecchio abstained from voting.

MOTION CARRIED

Public Hearing – Preliminary Site Plan & Major Subdivision

Talbot Homes
80 Wilson Street
Block 1054 Lot 6

The applicant, Mark Jacobson, was present at the meeting. Also in attendance was Steven Gruenberg, the applicant's attorney and Eric Rupnarain, the applicants engineer.

The application submitted to the Board proposes to subdivide the existing lot into four separate lots and construct a four unit townhome.

The applicant has satisfied all requirements for properly noticing for a public hearing. The following documents were marked as exhibits submitted by the applicant:

- Exhibit A-1 = Application
- Exhibit A-2 = Certified mailings
- Exhibit A-3 = Affidavit of Publication

Mayor DelVecchio asked Mr. Gruenberg why the applicant did not take the suggestion of the Board to reduce the number of units from four to three. Mr. Gruenberg stated that the applicant is in compliance with the City of

Lambertville's Zoning Ordinance, which allows the construction of four units. Mr. Gruenberg also stated that the applicant does not comply with the City's Design Standards and will also require a variance for the width of the proposed garage doors.

Mayor DeVecchio asked if the applicant had made contact with the surrounding neighbors to discuss his application before the Board, as suggested by the Board. Mr. Gruenberg stated that Mr. Jacobson did meet with a few concerned neighbors, but did not actually hold an informal meeting with the neighbors.

The applicant did however meet with the Lambertville Historic Preservation Commission and has submitted an approval letter, marked as Exhibit A-4.

The applicant's expert witnesses were sworn in by Mr. Shurts and the Board accepted these professionals as expert witnesses.

Eric Rupnarain stated the application for four new townhomes fully complies with our Ordinance. The proposed ground level garages will allow parking for two cars.

The building is set back eighteen feet from the Right of Way line and allows parking for an additional third car in the front of the building.

Mr. Rupnarain stated that the reason for the eighteen foot setback was to allow for the one additional parking spot. Steven Gruenberg stated that the R.S.I.S. requires 2.4 parking spaces per unit.

The Board members discussed the difference between the proposed building being set back versus the existing building streetscape. Mr. Rupnarain did agree that the proposed dwelling is different from the existing homes in the area.

Mayor DeVecchio stated that he would like to see the setback of the buildings decreased and reduce the number of units to three.

Mr. Gruenberg stated that the applicant is willing to work on other issues that the Board may have with the application, but that reducing the number of units is not an option that the applicant is willing to agree to.

United Water is scheduled to begin work on Wilson Street within the next week for the replacement of a larger water main line. They are anticipating on completing the job mid-October.

The applicant was advised that a decision on the type of fuel they will be using for this development should be made as soon as possible while construction on Wilson Street is underway.

The closest fire hydrante is located on Mount Hope Street and South Union Street. It is approximately 350 feet from the property. The R.S.I.S. requires that there be at least be a distance of 400 feet. The applicant does comply with this requirement.

At least two of the units will need to have sprinkler systems installed. The pumps will be located within a utility room in each unit.

Approval from the Department of Transportation has not yet been approved.

There is an existing tree on the property that will be removed to allow for construction.

The applicant will need a waiver for the five foot additional dedication from the right of way. The Planning Board can approve this waiver, however, the City Council must also agree to this waiver.

There were several members from the public present at the meeting. Stan Hall of 69 South Union Street stated that he has reviewed the plans and is in favor of this development.

Charlie Zarnitz asked what the required distance is from the property line to the proposed buildings. He was informed that there is a zero side yard setback requirement.

Lilly Chen stated that the property line does slope and will require a retaining wall to ensure stability.

Mark Jacobson, the property owner and architect discussed the design of the units. He stated that there is a diverse variety of buildings in the area and that the proposed units will have large lower windows, carriage style doors and small upper floor windows.

A picture of the Lambertville Wire Mill in 1910 was submitted and marked as exhibit A-7.

Mr. Jacobson stated that constructing only three units wouldn't work architecturally. He is willing to remove the "loft" area and have a one car garage if the Board would prefer that as an alternative to reducing the number of units.

The proposal of carports in place of the garages is another option the applicant spoke about. However, Jim Camaliek, the applicant's planner stated that the carports would lower the asteics of the structure.

The Board determined that since several issues regarding this application have not been discussed yet, they will need to carry the public hearing to the October 1, 2014 meeting.

No further notices will be required. All members of the public that were present were advised of this.

PAYMENT OF BILLS

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

MOTION CARRIED.

PUBLIC COMMENT

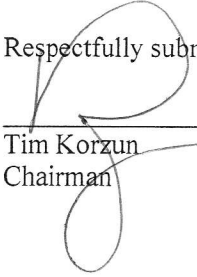
None

ADJOURNMENT


Steve Stegman made a motion to adjourn the meeting at 10:08 pm. Ken Rogers 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