

PLANNING BOARD  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES

Wednesday, January 7, 2015

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, John Miller, Derek Roseman, Ken Rogers, Gina Fischetti, Glenn Davis and Michael Biase.

Absent: Mayor DelVecchio.

Also Present: Attorney William Shurts, Engineer Pete McCabe and Planner Emily Goldman.

**ELECTION OF CHAIRPERSON**

Motion to Nominate Tim Korzun for Board Chairperson:

Paul Kuhl made a motion to nominate Tim Korzun for Chairman for the Lambertville Planning Board. Derek Roseman seconded the motion.  
MOTION CARRIED.

Motion to Close Nominations for Board Chairperson:

Derek Roseman made a motion to close nominations for Board Chairman. Paul Kuhl seconded the motion.  
MOTION CARRIED.

**ELECTION OF VICE CHAIRPERSON**

Motion to Nominate Paul Kuhl for Board Vice Chairperson:

Derek Roseman made a motion to nominate Paul Kuhl for Vice Chairman for the Lambertville Planning Board. Steve Stegman seconded the motion.  
MOTION CARRIED.

Motion to close Nominations for Board Vice Chairperson:

Ken Rogers made a motion to close nominations for Vice Chairman. John Miller seconded the motion.  
MOTION CARRIED.

**APPROVAL OF MINUTES**

Derek Roseman made a motion to approve the December 3, 2014 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.

**APPROVAL OF THE 2015 MEETING SCHEDULE**

Board members received a copy of the 2015 Planning Board meeting schedule and approved the meeting dates as submitted. The November 2015 meeting date has been changed to November 18, 2015 at 7:00 pm and will be held at the Justice Center.

Paul Kuhl made a motion to approve the 2015 meeting schedule with the date change in November. John Miller seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**COMPLETENESS – SUBDIVISION**

8 Grant Avenue  
Block 1088 Lot 23

An application was submitted to the Board members and it's professionals for completeness approval to subdivide the property.

Mr. Clerico's letter dated December 31, 2014, indicates several incomplete items.

The applicant's attorney asked the Board to grant a waiver from the Historical Preservation Commission at this time due to the fact that the applicant, Mr. Nalence, is not ready to construct a building on this property at this time.

The applicant is also asking that the requirement for soil testing be waived. Mr. Nalence stated that the cost to conduct this test is expensive and claimed that it was not needed. Mr. Engelman asked that a deed restriction be generated regarding the testing and that should the applicant decide to sell the property in the future, the burden would be on the buyer.

Ms. Goldman stated that the property is in the redevelopment area but would need additional time to do some research.

Tim Korzun suggested granting the waivers outlined in Mr. Clerico's letter and have the Board take a vote on the well testing waiver requested.

INCOMPLETE # 6, 8, 12, 14, 16, 24, 26 and 27.

WAIVERS #13, 17e, 22 and 25, & a Temporary Waiver for # 17a

Paul Kuhl made a motion to grant the waivers listed in Mr. Clerico's letter dated December 31, 2014. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

WAIVERS # 30 & 32:

Paul Kuhl made a motion to grant the waivers for item #30 and # 32 in Mr. Clerico's letter dated December 31, 2014. Gina Fischetti seconded the motion. A unanimous roll call vote denying the waivers was taken by all members present.  
MOTION CARRIED.

No further action will be taken on this application until the incomplete items have been addressed.

**FINAL MAJOR SUBDIVISION**

39 Ferry Street, LLC  
39 Ferry Street  
Block 1045 Lot 4

At the December 3, 2014 meeting, the applicant was advised to submit the outstanding documents and information by December 22, 2014 in order to be on the agenda for a Public Hearing at our January 7, 2015 meeting. The applicant did not submit additional information by the date given.

Tim Korzun suggested that the applicant appear before the Board for an informal to discuss the status of this application.

No action was taken by the Board members.

**MAJOR SUBDIVISION**

ReAlliance, LLC  
3 Clinton Street  
Block 1029 Lots 3 & 3.01

The applicant has not yet received a letter from the Lambertville Water Company. The attorney for the applicant, Ronald Isgate, stated that they expect to have a copy by next week.

All other outstanding completeness issues have been satisfied and the Board deemed the application conditionally complete.

The applicant was advised to submit the letter from the Water Company by January 23, 2015 to be on the agenda for a public hearing on February 4, 2015.

**PAYMENT OF BILLS**

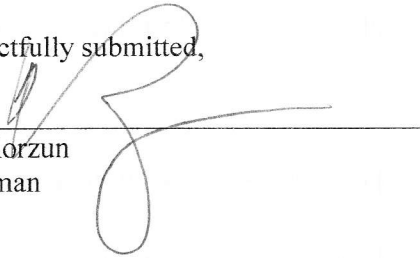
Derek Roseman made a motion to pay bills, so long as funding was available. Steve Stegman seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

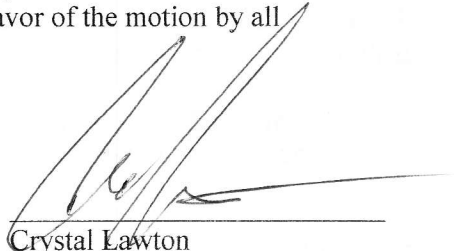
**MOTION CARRIED.**

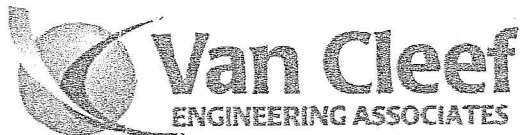
**ADJOURNMENT**

Paul Kuhl made a motion to adjourn the meeting at 8:05 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



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Neil I. Van Cleef, P.E., L.S. & P.P.  
Robert J. Clerico, P.E. & P.P.  
Robert B. Helbell, P.E., L.S. & P.P.  
Daniel A. Nagy, L.S. & P.P.  
Samuel D. Costanzo, P.E. & P.P.

December 31, 2014

City of Lambertville  
18 York Street  
Lambertville, New Jersey 08530

Attention: Crystal Lawton, Planning Board Secretary (construction@lambertvillenj.org)

Reference: Block 1088 Lot 23— 8 Grant Ave.  
Nalence Minor Subdivision Application  
City of Lambertville, Hunterdon County, New Jersey

Dear Crystal:

I am in receipt of various documents submitted by the applicant for a 2-lot minor subdivision application, including the following:

1. Subdivision application form and City Checklist #1 (Minor Subdivision) form, dated November 17, 2014 prepared by the Applicant's Attorney (Lee H. Engleman, P.A.). The application package also included a copy of the deed for the property and a legal description of the portion of the property located within the Belvidere Avenue right-of-way.
2. Minor Subdivision Plan, consisting of 2 sheets, dated May 19, 2014 with no revisions noted. The plans are prepared by Trenton Engineering Co., Inc., (David F. Stratton, PLS).

Lot 8 is owned by Susanne Davis and is located in the R-1 Zone.

- Lot 8 is a 30,125 square foot lot (0.692 acres) that contains a single-story frame dwelling, two sheds and a garage. The applicant proposes to subdivide this lot into a 17,625 square foot lot and a 12,500 square foot lot. Both proposed lots will conform to the existing zoning bulk requirements for the R-1 zone.
- The dwelling and the two sheds are to remain on the larger parent lot while the garage will be on the newly-created 12,500 square foot lot.

I understand that a "completeness review" will be held at the Board's meeting on January 7, 2014. I have reviewed the submitted documents against the various Minor Subdivision checklist requirements and determined the following:

**Items 1, 2 & 3, - Administrative items - you should advise the Board whether the applicant provided these items.**

Please Reply To:

**WESTERN NEW JERSEY OFFICE • 1128 Route 31 • Lebanon, NJ 08833 • 908.735.9500 • Fax: 908.735-6364**

With Other Offices In:

Hamilton NJ • Hillsborough NJ • Phillipsburg NJ • Freehold NJ • Doylestown PA • Bethlehem PA • Wyomissing PA • Newark DE

December 31, 2014

Reference: Block 1088 Lot 23- 8 Grant Ave.  
Nalence Minor Subdivision Application  
City of Lambertville, Hunterdon County, New Jersey

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**Item 5** – The Subdivision Plan Title Block identifies the document as a Subdivision for Susanne Davis whereas the plan notes that Steve Nalence as the applicant. The Title Block should be revised to reelect the name of the applicant.

**Item 6** – The plans include a 200' Property Owners List but the source of the information is not identified.

**Items 8 and 26** – An Owner's consent has been provided on the plan and is signed, but it has not been dated as required by the checklist. Also, the plan does not contain a certification from the owner that the subject property has not been part a previous minor subdivision approval within the last three years.

**Items 12 & 27** - Copies of the title search with documentation of any recorded or prescribed easements, covenants and restrictions have not been provided. The survey indicates that a title search was obtained in 2008; a copy of this title search must be submitted.

**Item 13** – The applicant has not provided copies of their applications and filings with the HC Pl. Bd., D & R Canal Com. or Lambertville Historic Com.

**Item 14-** The checklist indicates that written verification of proposed lot numbers by the City Tax Assessor has been provided however, that document was not included in the information provided to my office. If the notation on the checklist is in error and the applicant requests a temporary waiver from this requirement, I would have no objection to the Board granting a temporary waiver of same.

**Item 16** – The key map provided is inadequate. It appears to be based upon the index sheet of the City tax maps and does not depict the individual properties within 1,000 feet of the subject property and does not properly depict the current zoning.

**Items 17(a), (e) & 22** – The applicant seeks a waiver from providing topographic and planimetric documentation extending 200 ft. beyond the PQ and from presenting the topographic data in NAVD-88 datum, instead using the assumed datum of 100.00' at the top of a catch basin within Belvidere Avenue as currently presented. . I am comfortable with the extent of documentation provided and **recommend that the waivers be granted for items 17e and 22. However, I would only recommend a conditional waiver on Item 17a (datum) with condition being that the applicant provides the specific conversation factor between the assumed datum and the required NAVD-88 datum. .**

December 31, 2014

Reference: Block 1088 Lot 23- 8 Grant Ave.  
Nalence Minor Subdivision Application  
City of Lambertville, Hunterdon County, New Jersey

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**Item 24** – The flood plain reference on the plan refers to the FIRM mapping of 1981 and must be updated to refer to the more recent DFIRM mapping that was prepared by FEMA.

**Item 25** – The checklist indicates that the plans comply with the Map Filing Law however they are do not meet those requirements. The applicant must clarify whether the subdivision is to be recorded by map rather than deed, and if so, the map must be revised to comply.

**Items 30 & 32-** The applicant seeks a waiver from showing that the proposed lot can be served by well and public sewer. I recommend that the waiver be denied and that the required documentation is provided including:

- showing the location of the intended sewer connection along with the letters of acceptance from the LMUA &
- providing a well test performed by a geologist verifying adequate water supply and proving that there will be no adverse impact on any of the adjoining wells.. Note that there are at least 4 existing wells within 100' of the proposed lot.

If the Board is in agreement with the above, they would take the following action at the meeting on Wednesday, January 7, 2015:

- Grant the requested waivers for Items 17e & 22
- Grant Temporary waive for Item 17a.
- Deny the requested Wavers for Items 30 & 32 and deem these items to be incomplete
- Deem Items 6, 8, 12, 13, 14, 16, 24, 25, 26 & 27 to be incomplete

Please let me know if the Board requires our attendance at the meeting on Wednesday, January 7, 2015.. If you have any questions or require additional information, please feel free to contact me.

Very truly yours,



Robert J. Clerico, P.E.  
Board Engineer

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IH:RJC

cc: All Planning Board Members (email distribution)  
William A. Shurts, Esq. -email ([fcslegal@netcarrier.com](mailto:fcslegal@netcarrier.com))  
Emily Goldman, P.P. email ([egoldman@vannotesharvey.com](mailto:egoldman@vannotesharvey.com))  
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